



ROBINSONS TEES VALLEY are delighted to market this beautifully presented four bedroom property which is the original SHOW HOME and is still to a show home standard throughout. The home has been improved by the current owners and occupies a spectacular plot which is very hard to come by. The property is situated on this popular Taylor Wimpey development in Stainton and has easy access to the A19 and A174 motorway. Noteworthy features include; an economical nest thermostat system and sliding blackout blinds to windows. The immaculate internal living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor and a handy understairs storage cupboard, an excellent living room with attractive flicker flame electric fire, useful study, utility/WC and a stunning fully equipped kitchen/family room which is perfect for entertaining and has uPVC double glazed French doors to the rear garden. To the first floor there are four spacious bedrooms, two with built-in wardrobes and the master bedroom benefitting from an ensuite shower room/WC. There is also a modern family bathroom comprising of a three piece suite. The landing provides access to the fully boarded loft space via a pull down ladder and has the benefit of power, lighting and extra shelving units. Externally to the front of the property there is extensive parking leading to a double garage and a storage shed to the rear. There is an open gravelled area to the front for extra parking. To the rear of the property there is a beautifully landscaped garden which is south east facing and has lovely mature flowers to borders, not forgetting a patio seating area. To the side of the property a 100ml insulated workshop has been added which would provide a range of different usages for a new buyer. EARLY VIEWINGS COME HIGHLY RECOMMENDED.

**Rose Cottage Gardens, Stainton, TS8 9FA**

**4 Bedroom - House - Detached**

**Offers In Excess Of £365,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: E**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

## Rose Cottage Gardens, Stainton, TS8 9FA

**Lounge**  
12'8 x 15'6 (3.86m x 4.72m)

**Study**  
8'8 x 6'11 (2.64m x 2.11m)

**Kitchen**  
26'8 10'6 (8.13m 3.20m)

**Utility WC**  
7'10 x 5'4 (2.39m x 1.63m)

**Bedroom One**  
12'8 x 12'4 (3.86m x 3.76m)

**En-Suite**  
6'6 x 5'5 (1.98m x 1.65m)

**Bedroom Two**  
10'2 x 13'11 (3.10m x 4.24m)

**Bedroom Three**  
10'3 x 11'3 (3.12m x 3.43m)

**Bedroom Four**  
12'10 x 9'1 (3.91m x 2.77m)

**Double Garage**  
18'0 x 17'0 (5.49m x 5.18m)

**Storage**  
16'3 x 7'3 (4.95m x 2.21m)

**Workshop**  
18'9 x 8'10 reducing to 6'10 ( 5.72m x 2.69m reducing to 2.08m)



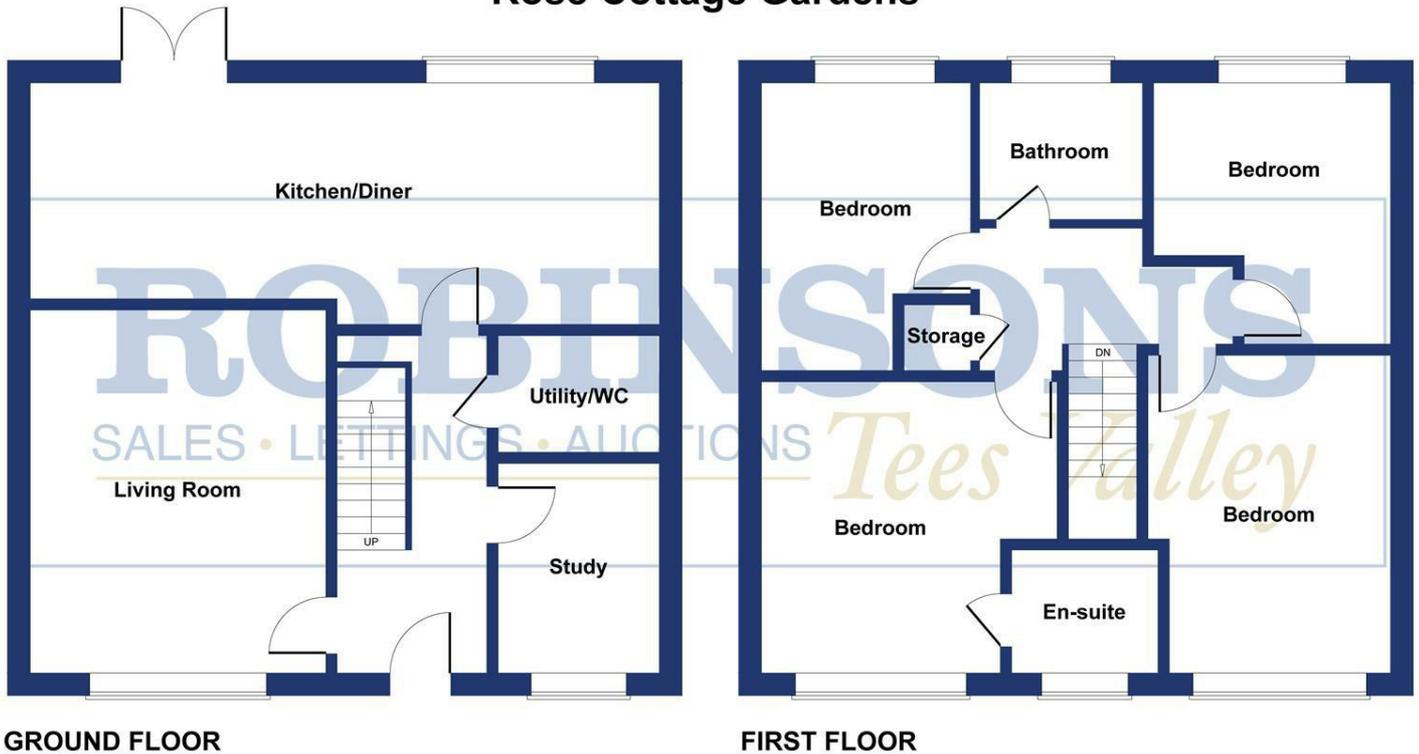
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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# Rose Cottage Gardens



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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