



*** REAR VIEWS ACROSS NEIGHBOURING COUNTRYSIDE ***
*** STUNNING FAMILY HOME ***

NEW TO THE MARKET with Smith & Friends, this stunning upgraded detached family home positioned on the edge of the sought after Rose Cottage Development, within the lovely village of Stainton with enviable open rear views across neighbouring countryside.

The property briefly comprises of; Entrance Hallway, Downstairs WC, Front Reception Room, perfect for additional dining space or a playroom. The rear of the property has a spacious stylish shaker-style kitchen with French Doors leading to the rear garden. In addition at the rear of the property you will find a generous size main lounge also with French doors leading outside.

The First floor provides master bedroom with two built-in wardrobes and a modern en-suite shower room, three further double bedrooms, and a modern family bathroom.

Externally, the property has a double-width driveway and well maintained lawn to the front with an integral garage, whilst benefitting from a professionally landscaped rear garden, with a sunny southerly aspect and offers a

Sunflower Lane, Stainton, Middlesbrough, TS8 9FS

4 Bed - House - Detached

£324,995

EPC Rating: B

Council Tax Band: E

Tenure: Freehold



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GROUND FLOOR

Entrance Hallway
16'0" x 6'5" (4.88m x 1.96m)

Living Room
15'3" x 11'3" (4.65m x 3.43m)

Dining Room / Second Reception
9'4" x 7'8" (2.87m x 2.36m)

Kitchen
17'7" x 7'6" (5.36m x 2.31m)

Downstairs WC

FIRST FLOOR

Landing

Bedroom1
12'4" x 12'0" (3.78m x 3.66m)

En-Suite

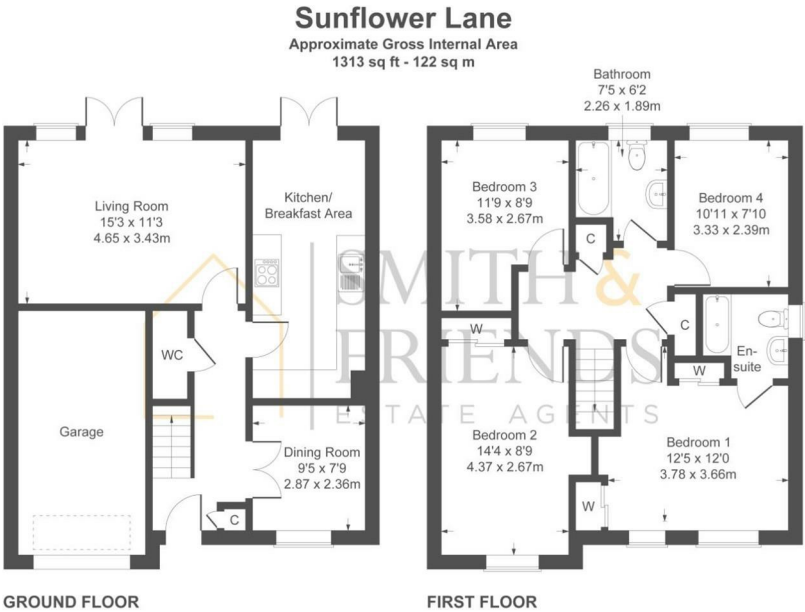
Bedroom 2
14'4" x 8'9" (4.37m x 2.67m)

Bedroom 3
11'8" x 8'9" (3.58m x 2.67m)

Bedroom 4
10'11" x 7'10" (3.33m x 2.39m)

Family Bathroom
7'4" x 6'2" (2.26m x 1.88m)

SINGLE INTEGRAL GARAGE



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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