

**JOCELYN WAY, STAINSBY HALL FARM, BROOKFIELD, MIDDLESBROUGH,
TS5 8FA**



- ▲ Story Homes Built Detached House with Four Bedrooms
- ▲ Brilliant Layout Fined Tuned for a Growing Family
- ▲ Priced to Sell & a Simple Chain Free Sale
- ▲ Integral Single Garage, Double Width Block Paved Driveway & West Facing Rear Garden
- ▲ Front Lounge & Kitchen/Diner as Well as a Utility Room & Handy Downstairs WC
- ▲ Kitchen with Smart Shaker Design Units & Built-In Kitchen Appliances
- ▲ Master Bedroom Has Shower Room En-Suite

Offers Over £240,000

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Priced to sell and a simple chain free sale, this Story Homes built detached house has a brilliant layout that's fine-tuned for a growing family.

Features include a west facing rear garden, integral single garage and double width block paved driveway, four bedrooms (the master has a shower room en-suite) and separate utility room.

Comprising entrance hall with cloakroom/WC, lounge, rear kitchen/diner with smart modern shaker design units and built-in appliances. The first floor has the master bedroom with shower room en-suite, three further bedrooms and family bathroom with a modern white four-piece suite.

GROUND FLOOR

ENTRANCE HALL - Red composite entrance door, tiled flooring, radiator, and staircase to the first floor.

CLOAKROOM/WC - With close coupled WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls, and extractor fan.

LOUNGE - 4.37m x 3.4m (14'4" x 11'2")

With radiator and gas fireplace.

KITCHEN DINER - 6.48m x 2.67m (21'3" x 8'9")

With shaker design woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, and grill, four ring gas hob with stainless steel splashback and stainless-steel extractor fan, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink unit, two radiators, tiled flooring, spotlights to the ceiling and UPVC French doors open to the rear garden.

UTILITY ROOM - 1.68m x 1.65m (5'6" x 5'5")

With shaker design wall and floor units, roll edge worktop, space for washing machine and composite door to the rear garden.

FIRST FLOOR

LANDING - With loft access and storage cupboard housing the water tank.

BEDROOM ONE - 3.84m x 3.07m (12'7" x 10'1")

With radiator.

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EN-SUITE - 2.44m x 1.68m (8' x 5'6")

With close coupled WC, pedestal wash hand basin with mixer tap, double shower, towel radiator, part tiled walls, spotlights in ceiling and extractor fan.

BEDROOM TWO - 3.25m x 3.25m (10'8" x 10'8")

With radiator and built-in storage cupboard.

BEDROOM THREE - 3.18m x 3.1m (10'5" x 10'2")

With radiator.

BEDROOM FOUR - 2.8m x 2.84m (9'2" x 9'4")

With radiator.

BATHROOM - 1.88m x 2.57m (6'2" x 8'5")

Modern white four-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, corner shower, towel radiator, part tiled walls, spotlights in ceiling, lino flooring and extractor fan.

EXTERNALLY

GARDENS & PARKING - To the front there is a neat open plan garden and off-road parking on the block paved driveway. To the rear there is a fence enclosed garden with lawn and patio area.

AGENTS REF: - TM/LS/COU180087/20102023

Council Tax Band: D **Tenure:** Freehold

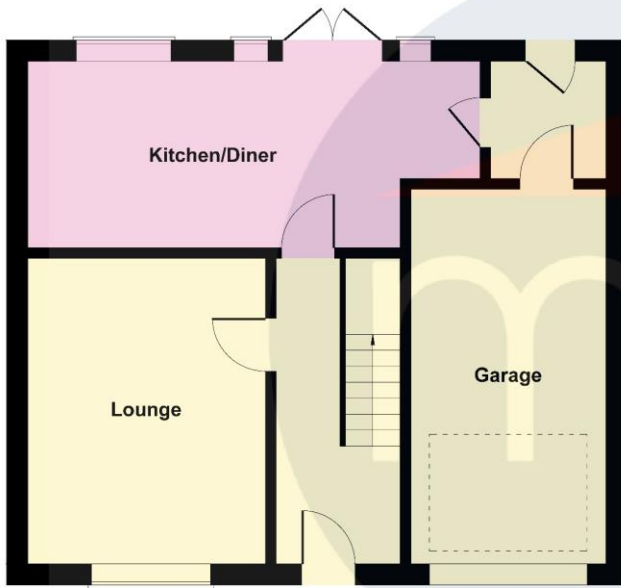
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A photograph of the Michael Poole property consultants storefront at night, illuminated by blue neon signage. The sign reads "Michael Poole property consultants".

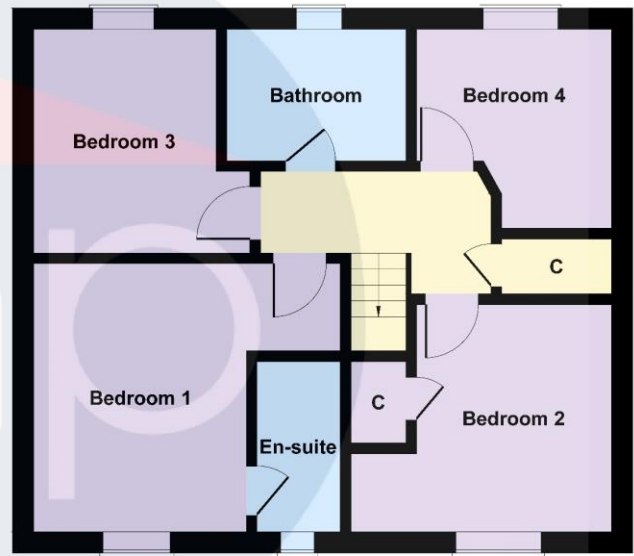
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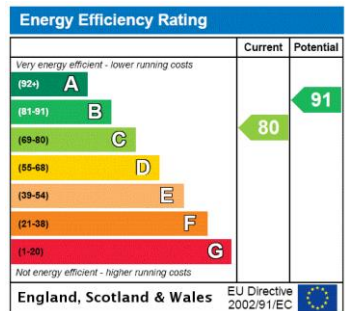
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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