

**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 a Room En-Suite

**£250,000**

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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.

**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

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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

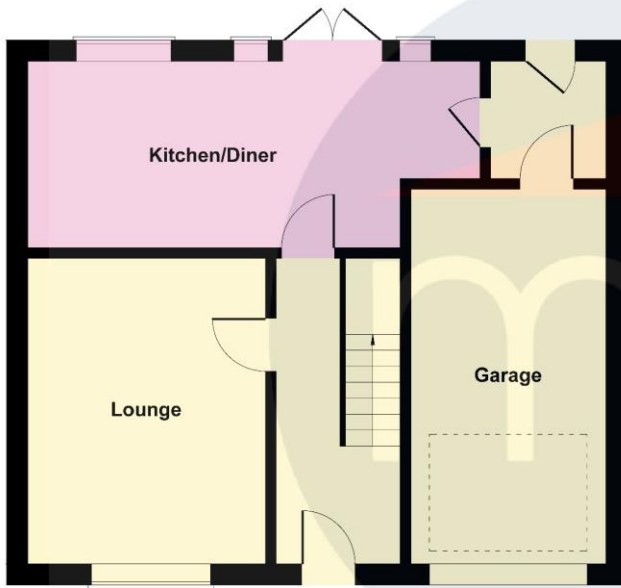
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Tel: **01642 254222**



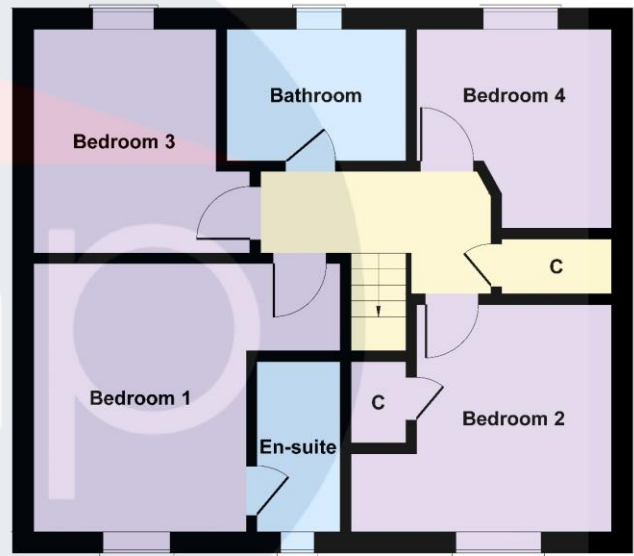
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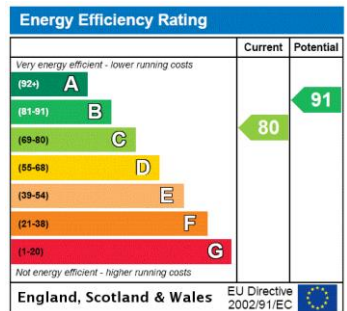
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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