

EDWARDS

ESTABLISHED 2007

SANDPIPER CLOSE
STRATFORD-UPON-AVON CV37 9EY

FOR STARTERS

4 2 2

OFFERS OVER
£500,000

MAIN COURSE

A fantastic opportunity to purchase a spacious four-bedroom detached family home, occupying a wonderful position tucked away at the top of a popular cul-de-sac. Offering a lovely sense of privacy and seclusion, the property sits within its own peaceful little corner with no passing traffic whilst being incredibly convenient for local amenities, schools, Stratford Parkway, the A46 and the beautiful canal towpath, which provides a pleasant stroll directly into Stratford-upon-Avon town centre. With generous living accommodation, excellent bedroom space, ample driveway parking and a superb South-East facing wraparound garden, this is a home that offers everything a growing family could want.

The property is approached via a large driveway, providing off-road parking for several vehicles and giving access towards the garage. Tucked away from the road, the position is particularly appealing, offering privacy whilst remaining close to all the amenities the area has to offer. Stepping inside, the welcoming entrance hall provides access to all of the principal ground floor rooms, with a useful storage cupboard beneath the stairs providing excellent additional storage. Immediately to the left is the downstairs WC, ideal for family living and conveniently positioned away from the main living areas.

To the right sits the formal sitting room, a lovely, comfortable reception space overlooking the front of the property. A large walk-in bay window floods the room with natural light, whilst a feature fireplace provides an attractive focal point. This is a really lovely room in which to relax away from the hustle and bustle of family life.

To the rear of the property is the modern separate kitchen, which has been thoughtfully designed to a high standard with a contemporary feel. A range of wall and base units provides excellent storage and preparation space, whilst the window above the sink enjoys a pleasant outlook over the rear garden. The kitchen provides a practical and attractive space for everyday family cooking.

An archway leads through to a separate utility area, providing further practical space and housing the boiler, with room for a fridge freezer and washing machine. A separate door provides convenient access directly onto the side of the property, making this particularly useful for family life, muddy boots and garden access.

Also positioned to the rear is the large dining/family area, offering plenty of space for a substantial dining table and additional seating. This versatile room provides an excellent area for family meals, entertaining and everyday living, with access through to the conservatory.

The conservatory provides another useful reception space, offering a lovely connection with the garden and providing the perfect spot to sit and enjoy the outdoor surroundings throughout the year.

There is also an internal door providing access into part of the garage, which has been cleverly incorporated into the accommodation whilst still retaining a useful amount of garage/storage space. This area would be ideal for storing tools, lawnmowers, bicycles and other household equipment.

Upstairs, the property continues to impress with four well-proportioned bedrooms.

The principal bedroom is a particularly generous room, enjoying a pleasant outlook over the front of the property. The room benefits from an excellent range of floor-to-ceiling fitted wardrobes, providing substantial storage, as well







as its own en-suite shower room. Bedroom Two is another excellent-sized bedroom positioned to the rear of the property and also benefits from fitted wardrobe storage. Bedrooms Three and Four are both good-sized rooms, offering excellent flexibility depending on the needs of the new owners. They would make ideal children's bedrooms, nurseries, home offices, dressing rooms or guest accommodation. The remaining bedrooms are served by the family bathroom, providing all the facilities required for busy family life.

The rear garden is a real highlight of the property. South-East facing and wrapping around the property, it offers an excellent degree of privacy and a fantastic amount of outdoor space. The garden is predominantly laid to lawn, with a good-sized patio area providing the perfect spot for outdoor dining, entertaining or simply enjoying the sunshine. The wraparound layout provides plenty of room for children to play and offers excellent potential for keen gardeners to make the space their own. The secluded position of the property, combined with the generous garden, makes the outside space particularly appealing.

The location is one of the property's biggest attractions. Positioned within a popular residential area and tucked away at the top of a peaceful cul-de-sac, the property offers the best of both worlds – a quiet and private setting whilst being within easy reach of Stratford-upon-Avon's excellent amenities.

The canal towpath is just a stroll away, providing a beautiful and scenic route into Stratford-upon-Avon town centre. Whether heading into town for shopping, restaurants and cafés or simply enjoying a leisurely walk or cycle, this is a fantastic amenity to have so close to home.

The property is also conveniently positioned for Stratford Parkway and the A46, making it particularly well suited to commuters, whilst a range of local schools are also within easy reach.

In Summary

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - D

South East Facing

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Bishopton Primary
Stratford High

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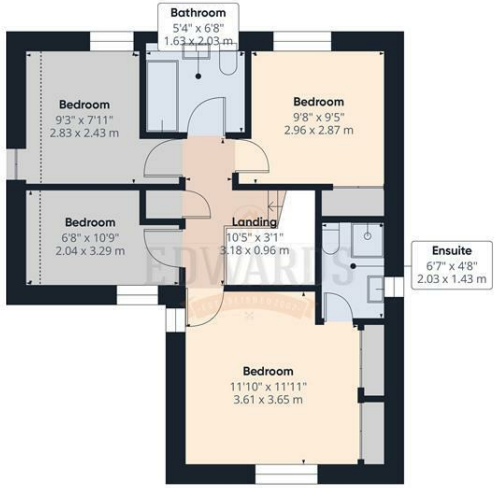








Floor 0



Floor 1



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Approximate total area(1)

1228 ft²

113.8 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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