

Sandpiper Drive

Stafford, ST16 1FQ

John 
German





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Offers Over £375,000

A superbly presented executive style detached family home designed for modern family living offering approximately 1,400 square feet of accommodation over three floors.



John German are delighted to offer to the market this five bedroom executive style detached modern family home that has generously proportioned accommodation spread across three floors, designed meticulously to suit modern family living. The property is situated in a popular residential area that is within easy access of Stafford town centre which offers a range of high street shops, restaurants, pubs, supermarkets and a mainline intercity railway station offering regular services to London Euston taking approximately only 1hr 20mins. Nearby road links include J13 and J14 of the M6 motorway, providing access into the national motorway network. For schooling, this property falls within the catchment area for Doxey Primary School, and King Edwards VI High School.

Internally the property has a welcoming entrance hallway with tiled flooring, carpeted stairs rising to the first floor landing and a cleverly designed understairs storage cupboard.

The warm and inviting living room has a uPVC double glazed bay window to the front aspect, feature wall panelling and a corner log burner ideal for those cosy winter nights (available via separate negotiation).

The heart of the home is the stunning open plan kitchen/diner which has the same beautiful tiled flooring flowing in from the entrance hallway and is fitted with an extensive range of matching shaker style wall and base units with wooden effect worksurfaces over and a generous selection of integrated appliances. There are uPVC double glazed French doors leading out to the rear garden, ample space for a dining table and chairs, uPVC double glazed window to the rear and spotlights to the ceiling.

The first floor accommodates four generously proportioned bedrooms with the largest one benefiting from its own en-suite shower room. Serving the other three bedrooms is a modern family bathroom.

Stairs then lead to the second floor where you will find the master suite with its generous amount of storage space given the large mirrored fitted wardrobes alongside two front facing uPVC double glazed windows and one to the side aspect. The modern en suite comprising a walk in shower cubicle with rainfall shower, low level WC, wash hand basin, tiled flooring and walls, velux style window to the rear aspect, chrome style heated towel rail and spotlights to the ceiling.

Outside to the front of the property is a double width tarmac driveway leading to the detached single garage with up and over door, power, lighting and storage space above.

To the rear of the property is a fair sized fully enclosed garden that has been attractively landscaped having a generously sized patio seating area and a lawn with well stocked borders containing a variety of plants and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/280524

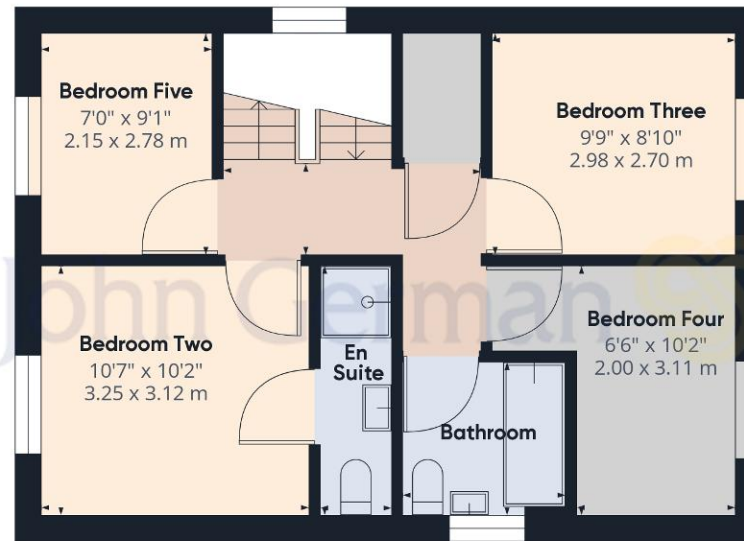
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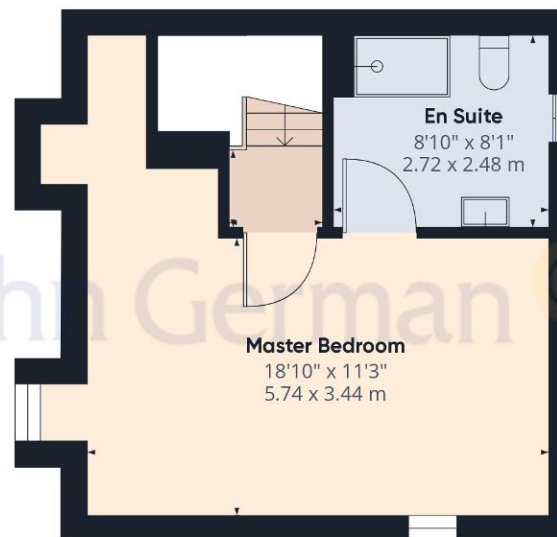




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1400.74 ft²

130.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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