



## **Sandpiper Cottage Water Lane, Newport, TF10 7LL**

**Price £340,000**

Welcome to Sandpiper Cottage, a charming detached house located on Tan Bank in the heart of Newport. This delightful property boasts an impressive four double bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The two well-appointed reception rooms offer a perfect setting for relaxation and entertaining, ensuring that you can enjoy both comfort and style in your new home.

Sandpiper Cottage is chain free, allowing for a smooth and straightforward purchase process. The good living space throughout the property ensures that you will feel at home from the moment you step inside.

### **Living Room**

This welcoming living room features exposed wooden beams on the ceiling and two leaded windows that allow in the natural light. A traditional fireplace with a dark wood surround creates a cosy focal point. The room is carpeted, adding warmth and comfort. With internal French doors that open into the dining area, the space opens up to become a great entertaining area.

### **Kitchen**

The kitchen is a well-appointed space with a practical layout, featuring light wood cabinets complemented by dark wood-effect countertops. It includes integrated appliances such as an oven and a gas hob, with additional space beneath the countertops for a dishwasher or other appliances. The kitchen benefits from a large window above the sink, which allows natural light to brighten the room, and there is a breakfast bar with seating for casual dining. Decorative ceiling beams add character, while cream tiled splashbacks behind the work surfaces enhance the practical design. The utility room adjoins the kitchen and provides further storage space and plumbing for appliances such as a washing machine or tumble drier.

### **Dining Room**

This dining room includes a decorative fireplace with a dark wood mantel set against a light wall, contributing to the room's inviting atmosphere. Two leaded windows with light curtains allow natural daylight to fill the space, making it an ideal setting for family meals or entertaining guests.

### **Ground Floor Shower Room**

Comfortably sized and fully tiled with white tiles accented by a black horizontal strip running around the room. It includes a corner shower with glass doors, a pedestal sink with separate hot and cold taps, and a window to provide natural light and ventilation.

### **Sitting Room**

Currently being used as a ground floor bedroom, this extra reception room is an added benefit to the property and provides flexible living options. A leaded glass door provides natural light and access to the outdoors, while a visible wooden beam adds character to the ceiling.

### **Master Bedroom**

A large, comfortable, double bedroom on the first floor with dual aspect windows allowing in plenty of natural light. Neutral decoration, plush carpet and access to the loft space.

### **Bedroom Two**

A further double bedroom with a window providing views over the front of the property and the added convenience of fitted wardrobe space.

### **Bedroom Three**

Centrally located on the first floor, a third double bedroom with a window overlooking the front of the property.

### **Bedroom Four**

The final double bedroom, with views over the rear garden and benefitting from fitted wardrobe space.

### **Family Bathroom**

The family bathroom is fitted with a corner bath with a dark wood panel, a white pedestal sink, and a low-level WC. A small leaded window allows natural light to enter, while the blue patterned floor tiles and white wall tiles with a blue border add a touch of colour and style to the space.

### **Rear Garden**

The rear garden is tiered, bordered by a low stone wall and mature planting providing privacy. The garden is enclosed by fencing and offers a private outdoor space suitable for relaxing or dining al fresco away from the street.

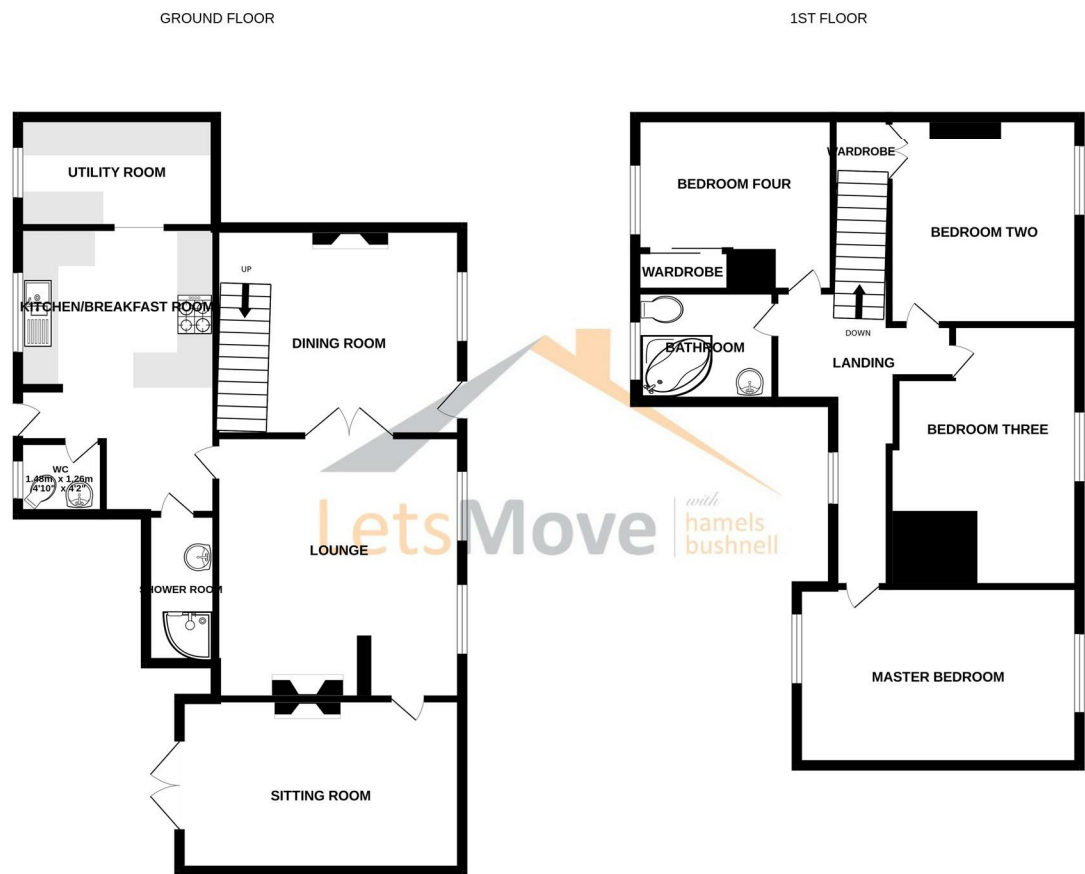
### **Front Exterior**

The front exterior of the property is characterised by its traditional black and white rendered frontage with several leaded windows and a central front door. The facade features two chimneys and a pitched tiled roof, giving the home a charming and historic appearance that fits well within its setting.

### **Courtyard**

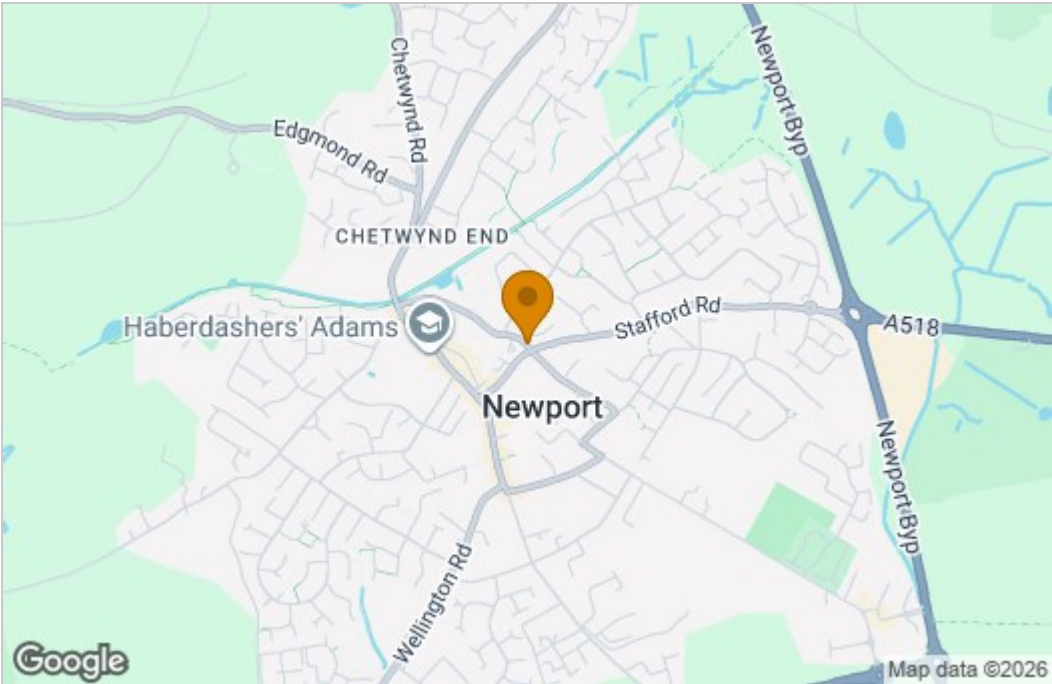
To the side of the property, there is a paved courtyard area suitable for parking or outdoor seating. It is enclosed by fencing and features double gates providing access, making it a practical and secure space for vehicles or additional outdoor uses.

Floor Plan

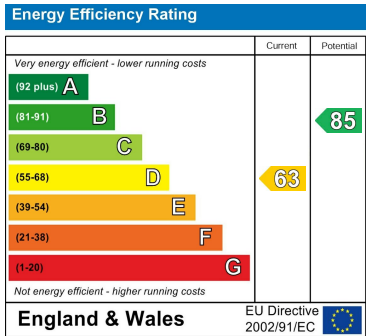


Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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