

HARWOOD

THE ESTATE AGENT

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22 Sulby Drive, Apley TF1 6FP

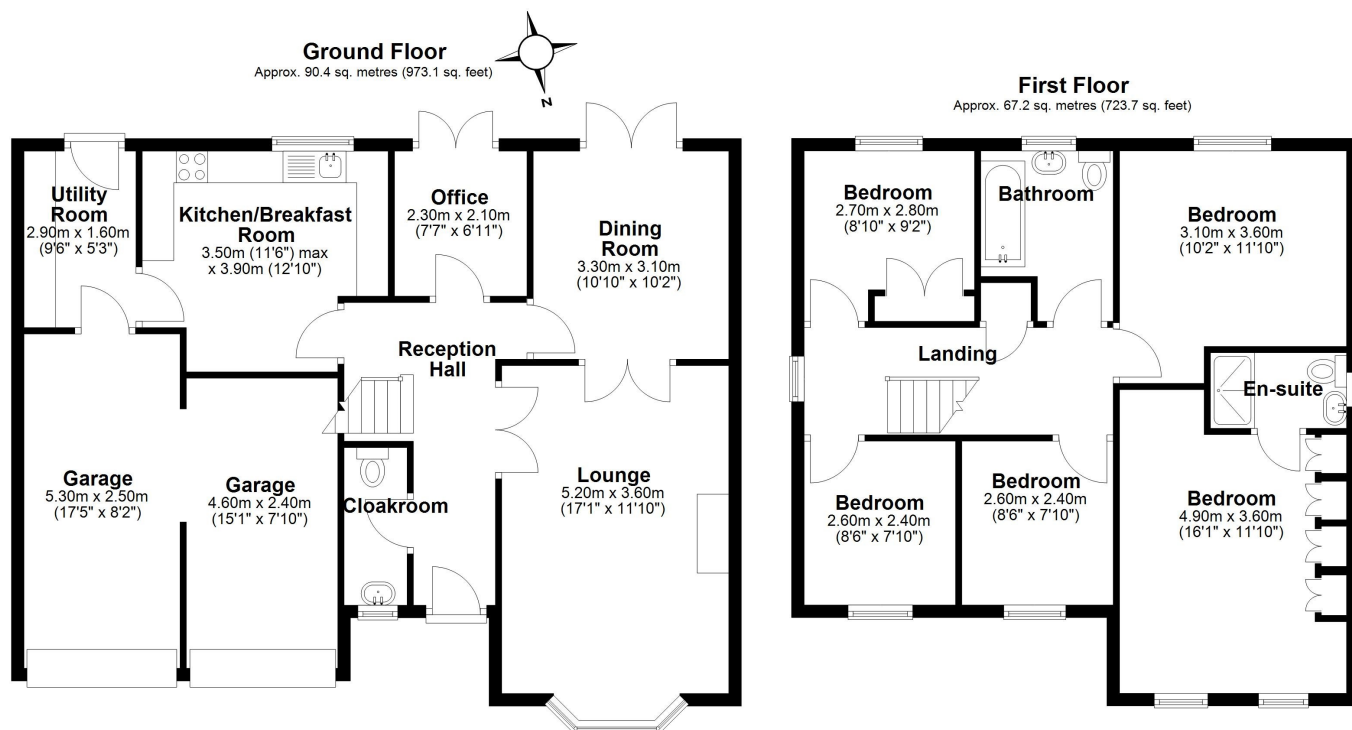


£ 4 7 5, 0 0 0 region

This impressive and spacious property is beautifully presented throughout, enjoying a desirable location and offering exceptionally generous accommodation. Thoughtfully designed for comfortable family living, the home provides a well-balanced layout with versatile spaces suited to modern lifestyles. Upon entering, you are welcomed by a bright and inviting reception hallway, which includes a convenient guest cloakroom. The substantial lounge is a standout feature, offering a light and airy atmosphere, with double doors leading seamlessly into the formal dining room—perfect for entertaining or family gatherings. A separate office provides a dedicated workspace, ideal for those who work from home. The attractive kitchen/breakfast room is well-appointed with ample storage and work surfaces, creating a practical yet stylish heart of the home. An adjacent utility room offers additional functionality, ensuring a clutter-free living space. The first floor hosts FIVE bedrooms, offering ample space for family members or guests. The main bedroom benefits from fitted wardrobes and a private ensuite shower room, providing a touch of luxury. A generously sized family bathroom serves the remaining bedrooms, featuring modern fittings and a well-planned layout for comfort and convenience. Externally, the property boasts an abundance of driveway parking, leading to two integral garages that provide excellent storage or potential for further development. The private rear garden is a peaceful retreat, featuring a well-maintained lawn, a patio area ideal for alfresco dining or relaxation, and a useful garden shed for additional storage. Ideally situated close to the Princess Royal Hospital, this home benefits from easy access to highly regarded local schools and Wellington's array of amenities, including shops, cafes, and leisure facilities. The location also offers excellent connectivity to the national road and rail network, making it a fantastic choice for commuters and families alike.







Total area: approx. 157.6 sq. metres (1696.8 sq. feet)

22 Sulby Drive

Tenure Freehold **Council tax** Band E

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 25th March 2025