



8 Sunderland Drive, Apley, Telford.

Offers in the region of **£280,000**

Tucked away on a quiet off-shoot, this 3/4 Bedroom detached property offers versatile living accommodation, ample driveway parking and a sizeable garden to the side and rear which is not directly overlooked. Boasting an additional reception room, Study or 4th Bedroom downstairs, there is an adjoining Downstairs W.C. (with plumbing in-situ for a shower if desired), a light and airy 15ft Kitchen/Dining Room (with doors directly to the garden) and ample storage space in the form of built-in wardrobes, a walk-in downstairs cupboard, shed and a large cabin.

Briefly comprising Entrance Porch, Lounge, Study/4th Bedroom, Downstairs W.C., Inner Hall, Snug/Family Room, Kitchen/Dining Room, 3 Bedrooms and Family Bathroom, externally there is parking for up to 4 cars, a low maintenance rear garden and potential to extend (subject to necessary consents). Gas C.H., uPVC D.G. Being within easy reach of all local shops, schools, amenities and transport links, there are also several lovely walks in the nearby Apley Woods Nature Reserve. Council Tax Band C. EPC Rating C.

8 Sunderland Drive Apley Telford Shropshire

Property entered via
composite front door into

Entrance Porch 4' 10" x 3' 7" (1.47m x 1.09m)
Door to

Lounge 14' 11" x 11' 8" (4.54m x 3.55m)

Inner Hallway 2' 10" x 2' 10" (0.86m x 0.86m)
Stairs to first floor. Opening to

Snug/Family Room 10' 0" x 7' 5" (3.05m x 2.26m)
Opening to

Kitchen/Dining Room 15' 9" x 12' 11" (4.80m x 3.93m) (max)
Double doors to the rear garden. Door to useful understairs storage cupboard.

Study/Playroom/Bedroom 4 12' 11" x 7' 8" (3.93m x 2.34m)

Downstairs W.C. 7' 8" x 2' 8" (2.34m x 0.81m)

Upstairs to
first floor landing which provides access to all upstairs
Bedrooms and Family Bathroom.

Bedroom 1 12' 0" x 9' 1" (3.65m x 2.77m) (min)
Double sliding doors to built-in wardrobes.

Bedroom 2 10' 2" x 8' 0" (3.10m x 2.44m) (min)
Double sliding doors to built-in wardrobe.

Bedroom 3 9' 2" x 5' 8" (2.79m x 1.73m)

Family Bathroom 7' 2" x 6' 4" (2.18m x 1.93m)
With shower over bath.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a double width tarmac driveway with a gravelled area lying adjacent for additional parking. Conifer hedging lines the perimeter to the left and provides privacy.

A pedestrian gate to the left hand side allows access to the rear garden which benefits from paved areas closest to the house and a paved pathway leading to a wooden shed. A large cabin with double doors provides additional storage/workshop space. A shale area offers a pleasant seating spot with two mature trees. Additional pedestrian gate out to the road. External lighting. Outside water tap.



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PROPERTY



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