

HARWOOD

THE ESTATE AGENT

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15 Eider Drive, Apley TF1 6TJ



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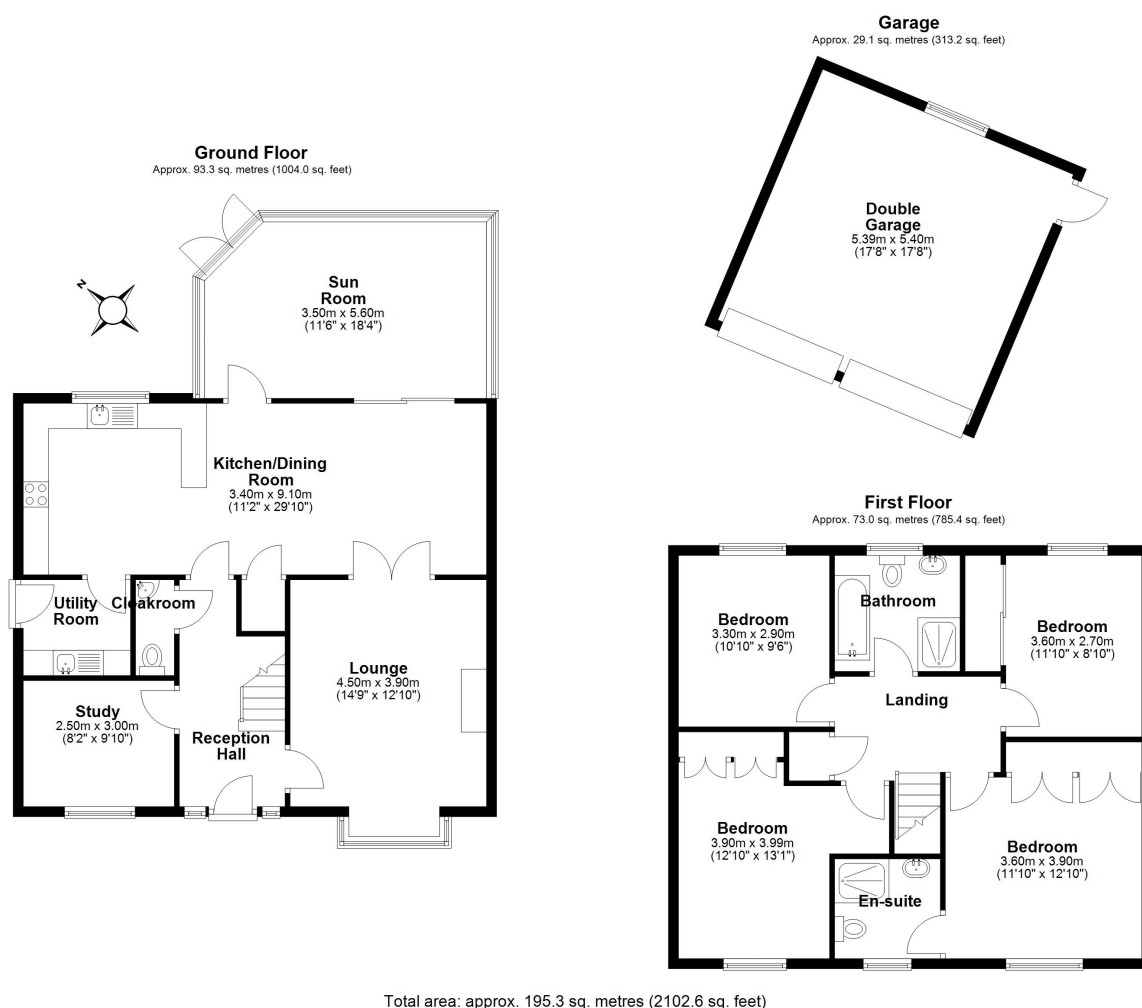
This impressive four-bedroom detached home offers over 195 sq. metres of beautifully presented accommodation, complemented by a generous double garage and excellent family living space throughout. The ground floor is centred around a superb 29ft kitchen/dining room, ideal for everyday living and entertaining, with direct access into the bright and spacious sun room overlooking the garden. A separate lounge provides a comfortable retreat, while a study, utility room, cloakroom, and welcoming reception hall complete the ground floor layout, giving the home a practical and well-balanced feel. Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with en-suite, along with a modern family bathroom. Each room enjoys good natural light and offers plenty of versatility for family life, guests, or home working. Outside, the property benefits from a nicely landscaped, low maintenance rear garden, providing a private space for relaxation, play, or outdoor dining. A double garage and additional driveway space offer excellent parking and storage options. The home is well positioned for local schooling, with both primary and secondary options easily accessible. The princess Royal Hospital is nearby and the popular Apley Woods is a short walk from the popular, ideal for nature lovers and dog walkers. A range of everyday amenities, shops, and transport links are also close by, making this an ideal choice for families and commuters alike.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Tenure Freehold **Council tax** Band F

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 : 9th February 2026