



**9 Hunt Avenue**  
Worcester WR4 0QW

**Andrew Grant**

# 9 Hunt Avenue

Worcester WR4 0QW

**4 Bedrooms 3 Bathrooms 2 Reception Rooms**

A charming four-bedroom property located on the outskirts of Worcester. The home features an expansive living room which opens directly onto the garden and patio area, as well as a well-appointed kitchen and dining area providing an inviting space for family meals and entertaining guests.

## Key features

- A well-appointed family home with four well-sized bedrooms.
- The primary bedroom benefitting from an en suite for ultimate privacy and convenience.
- Expansive living areas including a living room and a spacious kitchen diner, ideal for entertaining.
- Secluded lawned garden with generous patio area.
- The property benefits from generous off-street parking and a double garage which has power and lighting.
- Situated on the outskirts of Worcester offering suburban tranquillity and easy access to the city centre.
- In close proximity to Worcester country park, perfect for dog walks and accessible green space.

1592 sq ft / 147.9 sq m





### The kitchen

The kitchen boasts sleek white cabinetry and granite countertops, providing ample space for food preparation and storage. The space includes a double oven, a hob with extractor fan, dishwasher, fridge freezer, space for a dining room table and a sink overlooking the garden. With access to an additional seating area as well as a sizeable utility room, the kitchen creates a wonderful space to entertain or enjoy family dinners.





### **The dining area**

Adjacent to the kitchen, an additional seating area enhances the seamless open-plan flow and sense of space to the property. The area benefits from a curved window which provides lovely views of the garden as well as flooding the space with natural light to create a bright and welcoming space.



### **The living room**

The inviting living room is bathed in natural light, thanks to large sliding doors that enhances the sense of space. At its heart, a wood burner, adding warmth and character, creating a cosy and welcoming atmosphere, as well as seamless access to the patio and garden.



### **The office**

Completing the ground floor is a generously sized and versatile room, currently being utilised as an office with a practical downstairs WC adjacent.



### Bedroom one

Bedroom one is a spacious double with views overlooking the front of the property. Flooded with natural light from dual aspect windows, this room also benefits from bespoke fitted wardrobe space.





### **Bedroom one en suite**

Bedroom one also benefits from a well-appointed and spacious en suite. The room features a walk-in shower cubicle, a WC, a bidet and a washbasin to ensure ultimate privacy and functionality.





## Bedroom two

Bedroom two is another spacious double room, enhanced by a large window that floods the space with natural light, as well as built-in wardrobes to enhance the sense of space.



### Bedroom three

Bedroom three another well-sized double room, providing a comfortable space to unwind. The room benefits from a large double-glazed window, which provides wonderful views of the garden and fitted wardrobe space to store belongings.





#### **Bedroom four**

Completing the accommodation is bedroom four, with views to the front of the property. This versatile bedroom, benefitting from built-in storage space, could be easily transformed into an additional office, a nursery or remain as a bedroom, catering to the needs of any homeowner.



### **The bathroom**

The tiled bathroom is a well-appointed space, featuring a bath, a walk-in shower cubicle, a WC and a washbasin, offering both comfort and practicality.



### The garden

The garden at the rear of the property is a private oasis with a wonderful patio area ideal for alfresco dining. The patio opens onto a wonderful lawn area with mature apple trees, soft planting beds and an additional seating area under a roofed pergola, a perfect space to relax and unwind. Upon the roof of the property is also a solar p.v. system for added convenience.



## Location

Lyppard Grange is a popular area located on the eastern edge of Worcester, offering a blend of suburban tranquillity and convenient access to the city's amenities.

The area benefits from a Doctors, Dentist, Hair Dressers, Royal Worcester Hospital and a convenient shopping area with a supermarket, pharmacy and several smaller shops, eateries and cafés. Worcester city centre, with its extensive shopping, dining and cultural offerings, is also just a short drive away.

The property is ideally located for commuters with easy access to the nearby M5 motorway. Worcester Shrub Hill and Worcester Foregate Street train stations offer regular services to Birmingham, London and Bristol, making rail travel convenient. Local bus routes also serve the area, providing regular connections to Worcester city centre and surrounding villages.

## Services

The property benefits from mains gas, electricity, water, central heating, high speed Fibre Broadband and EV wall charger.

**Council Tax - Band F**



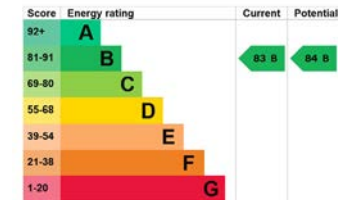
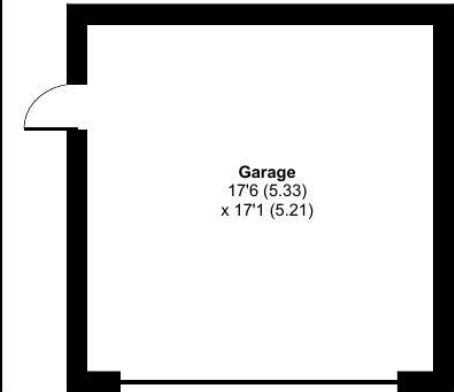
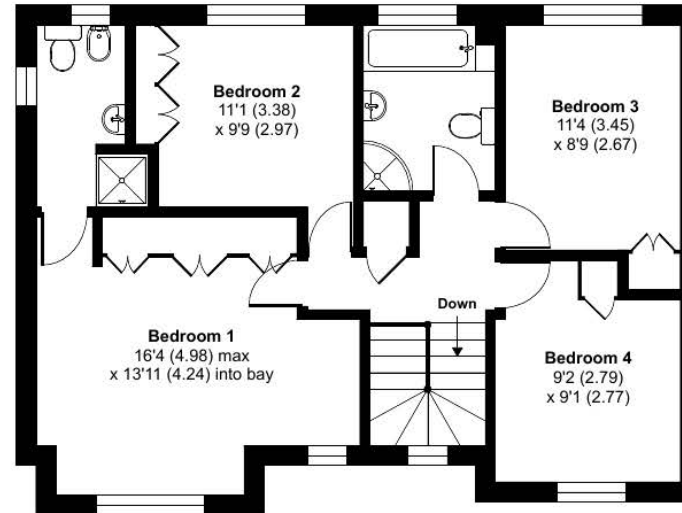
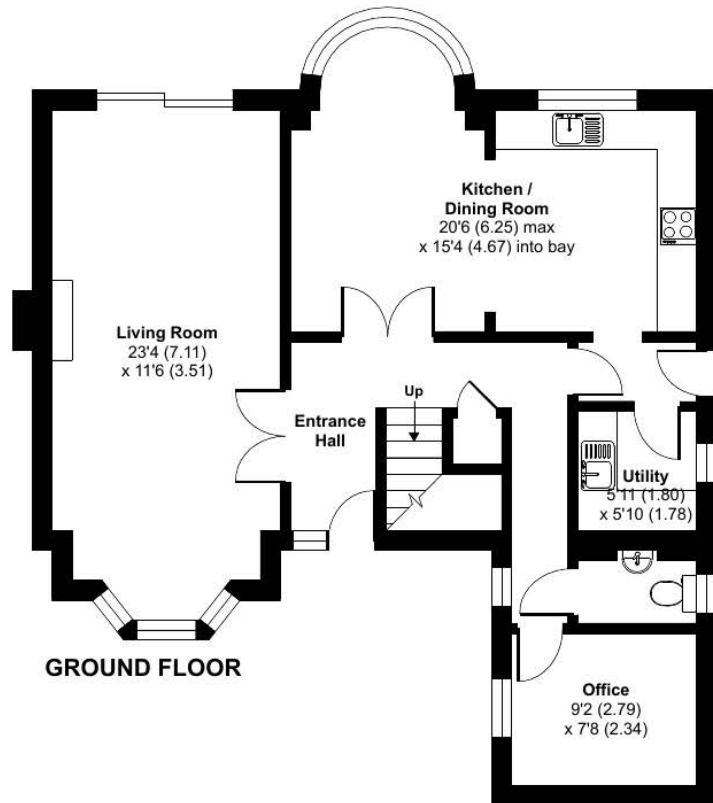
# Hunt Avenue, WR4

Approximate Area = 1592 sq ft / 147.9 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1898 sq ft / 176.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1184375



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



**Andrew Grant**

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)