



Connells

Honywood Place
Whittington Worcester



Property Description

A beautifully presented four bedroom detached executive home offering both spacious and versatile living accommodation, bloc paved driveway offering ample off road parking and a tandem garage situated within a popular residential location in Worcester.

Accommodation Details

This property comprises canopy entrance porch, entrance hall, open plan dining kitchen, sitting room, utility area, downstairs cloakroom, study, bedroom one with en-suite, three further double bedrooms, family bathroom.

This property further benefits from having gas fired central heating, double glazing, generous sized tandem garage, front and rear gardens and builders warranty still remaining.

Location

Whittington is a much desired location for many, especially families looking to move into a great school catchment area with great local amenities. Schools within the area include Nunnery Wood primary school and Nunnery Wood high school both with Ofsted ratings of good.

There are bus routes into the City and Junction 6 of the M5 motorway is easily accessible giving good access to the North and South. Further transport links from Foregate Street and Shrub Hill Train Stations to Birmingham and direct to London Paddington are also easily accessed from the area. The local amenities include a brand new Waitrose supermarket, Nunnery Wood sports complex, a local fish and chip shop, hairdressers, and convenience stores. Worcester woods is only a short distance away, with its own café and a large play area for children as well as the beautiful woodland area in which you can enjoy lovely walks.

Canopy Entrance Porch

Front facing opaque double glazed door to entrance hall.

Entrance Hall

Pendant ceiling light, doors too dining room, study, utility cupboard, cloakroom and stairs to first floor.

Cloakroom

Side facing opaque double glazed window, WC, vanity wash hand basin with cupboard below.

Utility Area

Fully enclosed cupboard with space and plumbing for a washing machine, space for a tumble dryer, range of eye level units and work surfaces.

Open Plan Dining Kitchen

Dining Area

16' 2" x 10' 7" (4.93m x 3.23m)
Front facing double glazed window, ceiling light, kardean flooring, single panel radiator.

Kitchen

13' 7" x 10' 2" (4.14m x 3.10m)
Rear facing double glazed double door to rear garden, kardean flooring, three rear facing velux windows, resin one and half bowl sink with drainage unit and cupboard below. four ring gas hob with cooker hood over, range of floor mounted units range, two ceiling lights, built in double oven, integrated fridge freezer, integrated dishwasher and doors to sitting room.

Sitting Room

15' 8" x 11' 10" (4.78m x 3.61m)
Rear facing double glazed double door to rear garden, ceiling light, single

panel radiator.

Study

8' 2" x 8' (2.49m x 2.44m)

Front facing double glazed window, pendant ceiling, single panel radiator.

First Floor Landing

Pendant ceiling light, roof access, doors leading to bedrooms and bathroom.

Bedroom One

13' x 11' 10" (3.96m x 3.61m)

Rear facing double glazed window, pendant ceiling light, single panel radiator, built in mirrored wardrobes, door to en-suite.

En-Suite

Rear facing opaque double glazed window, walk in double shower enclosure with shower over, WC, pedestal wash hand basin with tiled splashback, recessed spotlights, single panel radiator, tiled flooring.

Bedroom Two

11' 10" x 9' 8" (3.61m x 2.95m)

Front facing double glazed window, pendant ceiling light, single panel radiator.

Bedroom Three

14' 6" x 10' 9" (4.42m x 3.28m)

Front facing double glazed window, pendant ceiling light, single panel radiator.

Bedroom Four

12' 1" x 8' 8" max into recess (3.68m x 2.64m max into recess)

Rear facing double glazed window, pendant ceiling light, single pane radiator.

Bathroom

Rear facing opaque double glazed window, walk in shower enclosure with shower over, panel bath, pedestal wash hand basin, recessed spotlights, chrome ladder style radiator, WC, part tiled walls and tiled flooring.

Outside Front

To the front of the property there is an enclosed lawned foregarden overlooking open countryside. Pathway leading to canopy entrance porch, courtesy lighting. bloc paved drive offering off road parking and access to tandem garage.

Tandem Garage

Having up and over door with light and power.

Outside Rear

To the rear of the property there is a paved patio area leading onto a lawned garden, hardstanding area at the rear of the garage and pedestrian access into garage and side gated access to driveway.

Services

All mains services connected to the property.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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directions to this property:

From our Connells Worcester City Centre Branch, head north on Foregate St toward Pierpoint St, turn right onto Sansome Walk continue to follow the A38. Continue straight onto City Wall Road, at the roundabout take the second exit at stay on City Walls Road. Turn left onto Sidbury and continue to follow the A44. At the roundabout take the roundabout take the 1st exit onto Whittington Road, continue along this road taking the second turning on the left onto Walkers Lane continue along this road until reaching the junction turn left onto Deane Drive, continue along this road upon reaching the junction turn right onto Lambert Lane, continue for a short distance and turn left onto Hollywood Place, end of the road and the property will be located on the left hand side.

EPC Rating: B

Tenure: Freehold



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