



**Connells**

Marsh Avenue  
Long Meadow



### Property Description

A well-presented and improved family home that is situated at the head of a cul de sac in Long Meadow.

The property has hall, sitting room, dining kitchen, utility, study/family room. There are four bedrooms, en suite and family bathroom. There is a driveway, gardens to front and rear and the property benefits from gas fired central heating and uPVC double glazing.

### Location

This property is located in the Meadows, which is one of the four areas that make up Warndon Villages.

The Meadows comprises of several sub sections, this property is located in Long Meadow which boasts a variety of local amenities such as; a shopping area with Tesco's express, hairdressers, vets and children's nursery.

For eating out there is the Barn Owl pub or if you fancy a night in there are several take-aways to choose from. For those looking for a quick bite while on the move, there is a Subway and Greggs.

In the middle of the Warndon Villages area is a Tesco's superstore, Doctors, Dentist and The Lyppards Pub. The Lyppard Hub is a community centre which offers mother and toddler groups, walking groups, book and gardening Clubs meaning it is fantastic for all age ranges.

Transport links to Worcester City Centre and Worcester Royal Hospital are available with bus routes through the villages. Junction 6 of the M5 is less than 2 miles away from the area making it perfect for anyone commuting or visiting elsewhere in the country.

### Accommodation Details

The property comprises of canopy entrance porch, entrance hall, cloakroom, sitting room, family room, dining kitchen, utility room, bedroom one with en-suite, three further bedrooms and bathroom.

The property further benefits from having front and rear gardens, driveway providing off road parking and gas fired central heating.

### Ground Floor

#### Canopy Entrance Porch

Composite door into entrance hall, courtesy lighting.

#### Entrance Hall

Stairs to first floor, doors to sitting room and family room, ceiling light, electric heater, smoke detector, wooden laminate flooring.

#### Sitting Room

14' plus bay x 13' max ( 4.27m plus bay x 3.96m max )

Front facing uPVC double glazed bay window, two pendant ceiling lights, coving, double panel radiator, single panel radiator, Adam style fireplace with inset living flame gas fire.

#### Family Room

15' 11" x 7' 10" ( 4.85m x 2.39m )

Front facing uPVC double glazed window, ceiling light, single panel radiator, door to entrance hall.

#### Dining Kitchen

9' 8" x 19' 8" ( 2.95m x 5.99m )

Rear facing uPVC double glazed window, patio doors to rear garden, doors to pantry and family room, door to utility room, range of floor mounted units, breakfast bar, four ring gas hob with chimney cooker hood over, stainless steel double electric oven housed in larder unit, dishwasher, coving to ceiling, recess spotlights, three pendant ceiling lights, double panel radiator, tiled flooring to kitchen area.

#### Utility Room

5' 8" x 6' 3" ( 1.73m x 1.91m )

Part obscure uPVC glazed door to rear leading to garden, door to cloakroom, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, single panel radiator.

### Cloakroom

Side facing obscure double glazed window, wall mounted wash hand basin, WC, ceiling light, single panel radiator.

### First Floor Landing

Pendant ceiling light, smoke detector, access to loft space, doors to all bedrooms and bathroom, storage cupboard with slatted shelving.

### Bedroom One

11' 11" x 10' 7" ( 3.63m x 3.23m )

Front facing uPVC double glazed window, door to en-suite, pendant ceiling light, recess spotlights, double panel radiator, double built-in wardrobe.

### En-Suite

Side facing uPVC double glazed window, tiled walls, vanity wash hand basin, WC, walk in shower cubicle, single panel radiator, ceramic tiled flooring.

### Bedroom Two

9' 2" min plus door recess x 8' 3" ( 2.79m min plus door recess x 2.51m )

Two front facing uPVC double glazed windows, pendant ceiling light, single panel radiator, built in wardrobe.

### Bedroom Three

8' 4" x 7' 8" min plus door recess ( 2.54m x 2.34m min plus door recess )

Rear facing uPVC double glazed window, pendant ceiling light, single panel radiator, built in wardrobe.

### Bedroom Four

9' 8" x 6' 11" ( 2.95m x 2.11m )

Rear facing uPVC double glazed window, pendant ceiling light, double panel radiator.

### Bathroom

Rear facing uPVC double glazed window, white suite, bath with rainfall shower over, pedestal wash hand basin, WC, extractor fan, tiled walls, recess spotlights, single panel radiator, ceramic tiled flooring.

### Outside Front

To the front of the property there is a foregarden, laid to lawn with driveway providing off road parking.

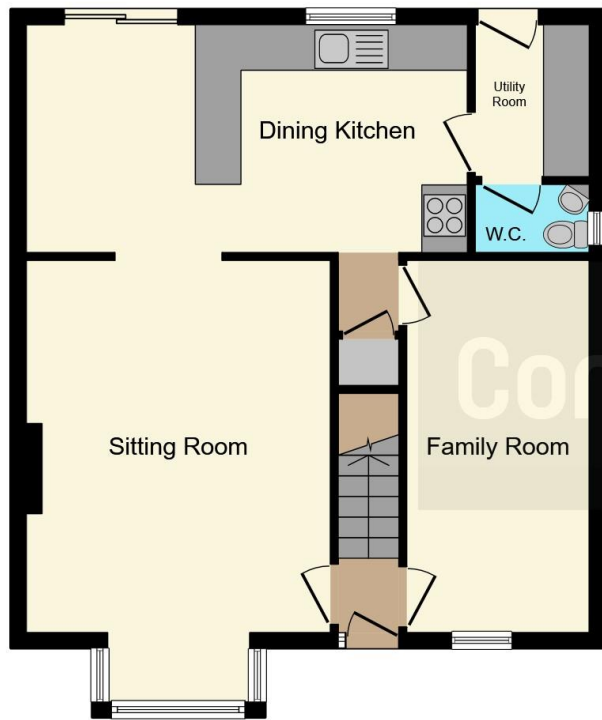
### Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with decked sun terrace, mature shrub and tree borders, cold water tap, gated access to front and courtesy lighting.

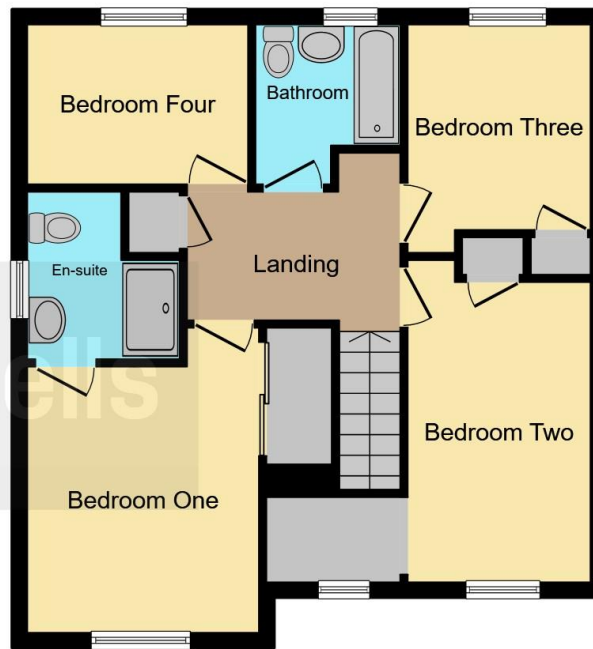
### Services

All mains are 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.

To view this property please contact Connells on

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**Directions to this property:**

From the Warndon Villages office turn right onto Mill Wood Drive. At the T junction turn left onto Plantation Drive At the roundabout, continue straight onto Marsh Avenue where you will find the property at the end of the cul de sac.

**EPC Rating: D**

Tenure: Freehold



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