



Connells

Hill Wood Close
Lyppard Hanford



Property Description

Connells are delighted to present this immaculately presented semi-detached home situated in the sought-after location of Lyppard Hanford, Warndon Villages! The property offers modern and versatile living accommodation, dining kitchen to the rear, downstairs WC, three bedrooms and bathroom. Furthermore there is a well-maintained rear garden and single garage with driveway providing off road parking for multiple vehicles.

Location

The Lyppards are one of four areas that make up the Warndon Villages. With several local amenities such as the Lyppard Grange which houses a doctors surgery, dentist, take away's, hairdressers, nursery, convenience store and the Lyppard Hub, this area is perfect for anyone looking to move into a family orientated area, offering a wonderful community and all of the above on your doorstep. The Lyppard Hub also offers a range of activities such as book clubs, gardener groups, youth clubs and rooms for hire. Another handy local amenity located next to the Lyppard Grange is the Tesco superstore, with Petrol Station, Timpsons and Costa for those fresh early morning coffees.

There are several pathways and cycle paths through the area making it great for outdoor walks, either to get to the local parks or for walking the dog! With buses that come every 10 minutes, you are able to get into the Centre of Worcester and to Worcester Royal Hospital with ease.

Accommodation Details

The property comprises of entrance hall, downstairs cloakroom, sitting room, dining kitchen, three bedrooms and bathroom.

The property further benefits from having single garage with driveway and enclosed rear garden.

Ground Floor

Entrance Hall

Part glazed door into entrance hall, door to sitting room, door to cloakroom.

Cloakroom

Front facing opaque glazed window, WC, wash hand basin with cupboard below.

Sitting Room

15' x 11' (4.57m x 3.35m)
Front facing uPVC double glazed window, french doors to dining kitchen, stairs to first floor, coving, electric fireplace, wooden laminate flooring.

Dining Kitchen

14' 5" x 9' 5" (4.39m x 2.87m)
Rear facing uPVC double glazed window, patio doors to rear garden, fitted kitchen with a range of eye level units, range of floor mounted units, integrated electric oven, gas hob with cookerhood over, sink drainer unit with mixer tap, wooden laminate flooring.

First Floor Landing

Doors to all bedrooms and bathroom, access to loft space.

Bedroom One

10' 10" x 8' 8" (3.30m x 2.64m)
Front facing uPVC double glazed window, coving, built-in storage.

Bedroom Two

9' 2" x 8' 4" (2.79m x 2.54m)
Rear facing uPVC double glazed window, wooden laminate flooring.

Bedroom Three

9' 6" x 5' 10" (2.90m x 1.78m)
Rear facing uPVC double glazed window, wooden laminate flooring.

Bathroom

Bath with shower over and shower screen, WC, vanity wash hand basin, tiled flooring.

Outside Front

To the front of the property there is a lawned foregarden with mature shrub borders, access to garage and tarmac driveway providing off road parking for multiple vehicles.

Garage

16' 4" x 8' 11" (4.98m x 2.72m)

Up and over door.

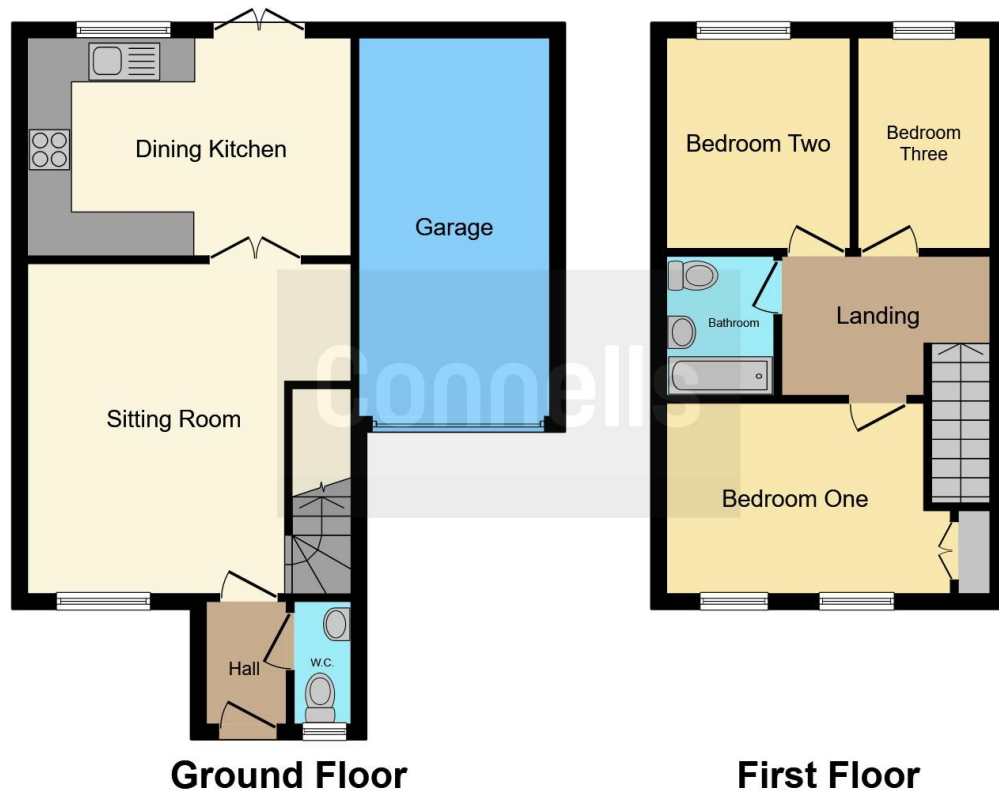
Outside Rear

To the rear of the property there is an enclosed garden with patio decked area, mainly laid to lawn.

Services

All mains are connected to the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Directions to this property:

From the Connells Warndon Villages office, turn right off Ankerage Green onto Mill Wood Drive then take the first left onto Wood Leason Avenue. Turn left onto Hill Wood Close where the property will be located on your left hand side.

EPC Rating: C

Tenure: Freehold



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