



Connells  
FOR SALE

Connells

Pippen Field  
Lyppard Habington



### Property Description

Connells are delighted to present this beautifully presented home situated in the popular residential area of Lyppard Habington, Warndon Villages! Offering spacious and versatile living accommodation, two double bedrooms and bathroom. Outside offers driveway plus garage to the front and an enclosed rear garden!

### 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.

This home is located in the area of Lyppard Habington, which is predominately houses built by Bryant Homes. School catchment area is Lyppard Grange primary School and secondary school is Tudor Grange Academy which has an Ofsted voted good.

It is approximately 1.5 miles to Junction 6 of the M5 motorway.

### Accommodation Details

The property comprises of entrance porch, entrance hall, sitting room, kitchen, conservatory, two bedrooms and bathroom.

The property further benefits from having front and rear gardens, driveway and garage.

### Ground Floor

#### Entrance Porch

Wooden door into entrance hall.

#### Entrance Hall

Recess spotlights, door to sitting room, underfloor heating, wooden laminate flooring.

#### Sitting/ Dining Room

17' 1" x 12' 2" ( 5.21m x 3.71m )  
Front facing uPVC double glazed window, spiral staircase to first floor, door to kitchen, recess spotlights, single panel radiator, underfloor heating, smoke detector, thermostat, wooden laminate flooring.

#### Kitchen

12' 2" x 7' 6" ( 3.71m x 2.29m )  
Rear facing uPVC double glazed window, part glazed door to conservatory, fitted kitchen with one and a half bowl sink drainer unit, four drawer stacker unit, condiment storage, range of floor mounted units and eye level units, induction hob with cookerhood over, Quartz work surface, integrated bin, integrated microwave, integrated fridge freezer, integrated washing machine and tumble dryer, integrated dishwasher, recess spotlights, underfloor heating, wooden laminate flooring.

## Conservatory

9' 3" x 7' 8" ( 2.82m x 2.34m )

Part glazed uPVC construction, French doors to garden, underfloor heating, two wall light points.

## First Floor Landing

Doors to both bedrooms and bathroom, access to loft space, recess spotlights, cupboard housing combi boiler with shelving.

## Bedroom One

10' plus wardrobes x 10' max ( 3.05m plus wardrobes x 3.05m max )

Front facing uPVC double glazed window, ceiling light, single panel radiator, two double wardrobes.

## Bedroom Two

12' 2" max x 7' 6" ( 3.71m max x 2.29m )

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

## Bathroom

Fitted bathroom with double walk-in shower cubicle with rainfall shower, wash hand basin inset into vanity unit, WC, part tiled walls, recess spotlights, extractor fan, ceramic tiled flooring, underfloor heating.

## Outside Front

To the front of the property there is a low maintenance front garden mainly gravelled with pathway. Driveway providing off road parking and access to garage.

## Garage

Up and over door, power, lighting.

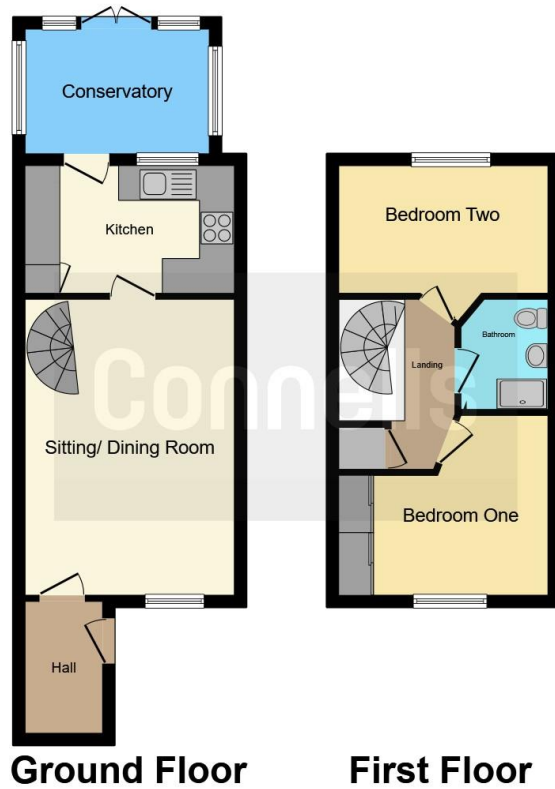
## Outside Rear

To the rear of the property there is an enclosed garden which is low maintenance with sunterrace leading to gravelled garden and gated access leading to pathway giving rear access.

## 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](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL306696](http://connells.co.uk/Property/WVL306696)**

**Directions to this property:**

From Connells Warndon Villages office proceed out of Ankerage Green turning right onto Mill Wood Drive, continue along this road at the junction turn right onto Plantation Drive. Continue for some distance taking the second turning on the right into Purleigh Avenue, continue along this road taking the second turning right into Pippen Field, continue along this road and bear to the left, continue for a short distance where the property will be located on the right hand side.

**EPC Rating: C**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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