



**Connells**

Hill Wood Close  
Lyppard Hanford





### Property Description

Situated in the sought-after residential area of Lyppard Hanford, Warndon Villages, this three bedroom semi-detached home offers modern and contemporary living accommodation throughout with re-fitted dining kitchen and family bathroom. Outside also offers gardens to the front and rear plus single garage with parking space in front.

### 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, sitting room, dining kitchen, three bedrooms and bathroom.

The property further benefits from having garage with parking in front plus front and rear gardens.

### Ground Floor

#### Entrance Porch

Composite part glazed door to hall.

### Entrance Hall

Side facing uPVC double glazed window, door to sitting room, ceiling light, coving, single panel radiator, tiled flooring.

### Sitting Room

14' 2" x 13' 3" ( 4.32m x 4.04m )  
Front facing uPVC double glazed bow window, door to dining kitchen, stairs to first floor, ceiling light, coving.

### Dining Kitchen

14' 2" x 10' 3" ( 4.32m x 3.12m )  
Rear facing uPVC double glazed window, uPVC French doors to garden, fitted kitchen with a range of floor mounted and eye level units, single sink drainer unit with mixer tap, built in double oven, five ring gas hob with cooker hood over, three drawer larder unit, integrated fridge/ freezer, space and plumbing for washing machine, space for tumble dryer, breakfast bar, under counter lighting, recess spotlights, single panel radiator, tiled flooring.

### First Floor Landing

Side facing uPVC double glazed window, doors to all bedrooms, recess spotlights.

### Bedroom One

8' 10" x 11' 7" plus wardrobes ( 2.69m x 3.53m plus wardrobes )  
Two front facing uPVC double glazed windows, ceiling light, double panel radiator, wardrobes with sliding doors, storage cupboard.

### Bedroom Two

7' 9" x 9' plus door recess ( 2.36m x 2.74m plus door recess )  
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

### Bedroom Three

6' x 8' 11" ( 1.83m x 2.72m )

Rear facing uPVC double glazed window, ceiling light, double panel radiator, access to loft space.

### Bathroom

White suite, panel bath with rainfall shower over, WC, wash hand basin inset into vanity unit, part tiled walls, chrome ladder style radiator, recess spotlights, tiled flooring.

### Outside Front

To the front of the property there is a lawned foregarden with paved pathway to the front door. Access to garage to the side of the property via residents car park.

### Garage

Electric door, power, lighting.

### Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with patio area, courtesy light, cold water tap, gated side access to the front plus personal door to garage.

### 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)

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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 right hand side.

**EPC Rating: C**



Tenure: Freehold



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