



Connells

Snowberry Avenue
Home Meadow



Property Description

Situated in a cul-de-sac on Snowberry Avenue, Home Meadow this beautifully presented detached home offers spacious accommodation throughout with modern dining kitchen leading through to the utility room, sitting room leading to conservatory plus downstairs cloakroom.

Upstairs offers master suite with dressing room and en-suite plus two further double bedrooms, single fourth bedroom and family bathroom.

Outside to the front offers double garage with driveway in front providing off road parking for multiple vehicles and enclosed rear garden.

The property itself is within walking distance to Tesco store and fuel station and the Lyppard Hub which has a local shop, doctors, dentist and Nursery plus a couple of takeaways and local pub. There is also the Lyppard Grange Primary School making it a convenient location for growing families.

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 Home 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 entrance hall, cloakroom, sitting room, dining kitchen, utility room, conservatory, bedroom one with dressing room and en-suite, three further bedrooms and bathroom.

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

Ground Floor

Entrance Hall

Double doors to sitting room, doors to dining kitchen cloakroom and understairs storage, stairs to first floor, ceiling light, coving, smoke detector.

Sitting Room

22' 1" x 10' 8" (6.73m x 3.25m)
Front facing uPVC double glazed window, uPVC sliding patio doors to conservatory, Adam style fireplace with marble style surround and hearth plus inset gas fire with living flame, coving, three wall light points, two ceiling lights, double panel radiator, single panel radiator.

Conservatory

12' 4" x 8' 3" (3.76m x 2.51m)
Glazed wooden french doors to garden, ceiling light.

Cloakroom

WC, wash hand basin, part tiled walls, ceiling light, extractor fan, single panel

radiator.

Dining Kitchen

12' 11" max x 20' 3" (3.94m max x 6.17m)
Rear facing uPVC double glazed window, uPVC french doors to garden, door to utility room, fitted kitchen with a range of floor mounted and eye level units, one and a half bowl sink drainer unit inset into Quartz work surface, space for fridge/ freezer, space for range cooker with chimney style cookerhood over, integrated dishwasher, three door stacker unit, tiled splashback, ceiling light, recess spotlights, radiator.

Utility Room

5' 5" x 7' 11" (1.65m x 2.41m)
Door to garden, space and plumbing for washing machine, sink inset into Quartz work surface, wall mounted boiler.

First Floor Landing

Front facing uPVC double glazed window, doors to all bedrooms and bathroom, access to loft space via hatch, storage cupboard with fitted shelving.

Bedroom One

11' 11" x 11' 3" (3.63m x 3.43m)
Rear facing uPVC double glazed window, archway to dressing room and door to en-suite, ceiling light, single panel radiator.

Dressing Room: Ceiling light, double wardrobes.

En-Suite

Side facing uPVC double glazed window, bath with shower over, wash hand basin, WC, part tiled walls, chrome ladder style radiator, ceramic tiled flooring.

Bedroom Two

12' 6" x 9' 10" (3.81m x 3.00m)
Front facing uPVC double glazed window, ceiling light, single panel radiator, single built-in wardrobe.

Bedroom Three

11' 11" max x 9' 5" (3.63m max x 2.87m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bedroom Four

8' 7" x 6' 10" (2.62m x 2.08m)
Rear facing uPVC double glazed window, ceiling light, single panel radiator.

Bathroom

Rear facing uPVC double glazed window, white suite, bath with shower over, WC, wash hand basin, chrome ladder style radiator, recess spotlights, tiled walls, ceramic tiled flooring.

Outside Front

To the front of the property there is a lawned foregarden with block paved driveway providing off road parking for multiple vehicles, pathway to front door, electric car charging point, gated access to the rear.

Double Garage

20' 3" x 16' 11" (6.17m x 5.16m)
Two up and over doors, personal door, side facing uPVC window.

Outside Rear

To the rear of the property there is an enclosed garden with sunterrace, steps up to laid to lawn garden and cold water tap.

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 Connells Warndon Villages office proceed out of Ankerage Green turning left onto Mill Wood Drive. Continue along this road upon reaching the roundabout take the second exit onto Snowberry Avenue. The property will be located on the right hand side.

EPC Rating: D

Tenure: Freehold



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