



**Connells**

Nightingale Avenue  
Harley Warren WORCESTER



# Nightingale Avenue Harley Warren WORCESTER WR4 0LZ

for sale offers over  
**£550,000**



## Property Description

Joining the market is this exceptional detached home situated in the popular residential area of Harley Warren, Warndon Villages making it a perfect location for professionals with the Hospital within walking distance, motorway links close by and easy access to the City Centre or growing families with catchments for Nunnery Wood schools with Ofsted ratings of 'Good'.

This spectacular property offers an modern feel throughout with high-spec finishes and recent improvements and extensions to accommodate the current vendors. You will find ample living and entertaining space with dining kitchen, family room and sitting room plus generous bedrooms upstairs with the master also equipped with an en-suite.

Outside the front is a driveway providing off road parking for multiple vehicles and access to a double garage, whilst a landscaped low maintenance garden perfect for entertaining guests.

## Location

The Harleys are one of four areas that make up the Warndon Villages, Worcester. Great for all buyers, this area provides something to do for everyone! There are several cycle paths, private walks and the property is within easy distance of the Countryside Centre; giving access to woodland walks and a boutique cafe. For commuters, junction 6 of the m5 is less than 2 miles away.

The area is close to the Worcester Royal Hospital and Lyppard Grange Centre comprising of: a doctors, dentists, hairdressers, chinese, fish and chip shop, childrens nursery and the Lyppard Hub. This offers a variety of services and activities including book clubs, walking groups, toddler groups, gardeners group and youth club, making it perfect for all ages! The Centre is also home to the Lyppard Grange pub with a large beer garden and a Tesco Superstore with petrol station.

This house is located in the area of Harley Warren, which is the closest to Worcester Royal Hospital in an area of two, three, four and five bedroom houses.

The area is in the catchment for Nunnery Wood High School with its voted good ofsted and excellent sports programme and facilities.

## Accommodation Details

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

The property further benefits from having double garage, driveway and enclosed rear garden.

## Ground Floor

### Canopy Entrance Porch

Composite part glazed door into entrance hall.

### Entrance Hall

Doors to cloakroom, dining kitchen, sitting room and understairs storage cupboard, stairs to first floor, ceiling light, coving to ceiling, Karndean flooring.

### Cloakroom

Front facing uPVC double glazed window, wash hand basin inset into vanity unit, WC, ceiling light, single panel radiator, Karndean flooring.

### Sitting Room

14' 6" x 11' ( 4.42m x 3.35m )

Front facing uPVC double glazed bay window, two wall light points, double panel radiator, Marble style fireplace with inset gas fire, double doors to dining kitchen.

### Dining Kitchen

26' x 10' 8" ( 7.92m x 3.25m )

Rear facing uPVC double glazed window, door to utility room, fitted kitchen with a range of floor mounted and eye level units, breakfast bar, integrated dishwasher, larder unit housing integrated double oven, grill and microwave and further storage, five ring gas hob with extractor hood over, integrated fridge/ freezer, one and a half bowl sink drainer unit, three ceiling lights, recess spotlights, Karndean flooring door to family room and utility.

### Utility Room

8' 1" x 5' 1" ( 2.46m x 1.55m )

Rear facing uPVC double glazed window, composite part glazed door to garden, door to garage, stainless steel sink drainer unit, space and plumbing for washing machine, space for tumble dryer, storage cupboard.

### Family Room

11' 9" x 10' 11" ( 3.58m x 3.33m )

Two skylights, Rear facing uPVC double glazed window, bi-fold doors to garden, recess spotlights, Karndean flooring.

### First Floor Landing

Galleried landing with doors to bedrooms and bathroom, access to loft space via hatch, airing cupboard housing hot water tank and shelving, two ceiling lights.

### Bedroom One

11' 4" x 11' 4" ( 3.45m x 3.45m )

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

### En-Suite

Side facing uPVC double glazed window, double shower cubicle, wash hand basin, WC, spotlights, tiled walls and floor, chrome ladder style radiator.

### Bedroom Two

8' 10" x 12' 4" plus wardrobes ( 2.69m x 3.76m plus wardrobes )

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

### Bedroom Three

9' 3" x 11' 2" ( 2.82m x 3.40m )

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

### Bedroom Four

8' 9" x 10' 7" ( 2.67m x 3.23m )

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

### Bedroom Five

6' 8" x 9' 5" ( 2.03m x 2.87m )

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

### Bathroom

Rear facing uPVC double glazed window, white suite, panel bath with rainfall shower, WC, wash hand basin, ceiling light, tiled walls, single panel radiator, ceramic tiled flooring.

### Outside Front

To the front of the property there is a block paved driveway providing off road parking for multiple vehicles, access to the garages and gated access to the rear.

### Double Garage

14' 7" x 17' max ( 4.45m x 5.18m max )

Two electric roller doors, light, power, door to utility.

### Outside Rear

To the rear of the property there is a low maintenance tiered garden with garden shed, sunterrace seating area, two astro-turf areas and gated access to the front.

### Services

All mains are connected to the property.







**Ground Floor**



**First Floor**

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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**view this property online [connells.co.uk/Property/WVL305185](http://connells.co.uk/Property/WVL305185)**

### Directions to this property:

From Connells Warndon Village office onto Millwood Drive. Upon reaching the roundabout take the first left turning onto Wood Green Drive. Continue along this road, upon reaching the roundabout take the second exit continuing onto Wood Green Drive. After a short distance taking the first turning left into Hoskyns Avenue. Taking the first right turn into the Nightingale Avenue where the property will be found on the left hand side as indicated by the agents for sale sign.

EPC Rating: C Council Tax  
 Band: E



Tenure: Freehold



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