



Connells

Twarnley Rise  
Worcester





### Property Description

This family detached home has so much to offer, being situated in the popular location of Warndon Villages, within walking distance to the hospital but also have easy links to the motorway and City Centre making it a perfect location for commuters.

The accommodation offers spacious accommodation, with three bedrooms, en suite, rear garden and driveway for off road parking,

### 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, children's 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 property is located in the area of Harley Goodacre and has lots of walkways through to The Lyppard Centre and the nature reserve with protected newts. The primary school catchment Lyppard Grange and then Secondary Tudor Grange, an academy with voted good by Ofsted.

### Property Description

A detached home with a sitting room, dining room, kitchen with breakfast area, utility and cloak room. There are three bedrooms, an ensuite and a family bathroom. There is a garage and off road parking. There are gardens to the front and rear. The property has gas fired central heating and partial double glazing.

### Ground Floor

#### Entrance Porch

Canopied porch with courtesy lighting, part glazed door to entrance hall.

#### Entrance Hall

Stairs to first floor, coving to ceiling, smoke detector, ceiling light, doors to sitting room, kitchen and cloakroom.

#### Cloakroom

Front facing window, WC, wash hand basin, ceiling light, single panel radiator, ceramic tiled floors.

#### Sitting Room

13' 9" x 10' 10" ( 4.19m x 3.30m )

Front facing uPVC bay window, coving to ceiling, three wall light points, Adam style fireplace with marble style surround, inset living flame, fire door to dining room.

#### Dining Room

8' 9" x 10' ( 2.67m x 3.05m )

Sliding patio doors to garden, ceiling light, coving to ceiling, single panel radiator, door to kitchen.

## Kitchen

10' 2" max x 7' 8" min ( 3.10m max x 2.34m min )

Rear facing window, one and a half bowl single drainer sink, electric single oven, four ring gas hob and cookerhood, range of wall and floor mounted units, storage cupboard, archway to breakfast area.

## Breakfast Area

5' 8" x 8' 1" ( 1.73m x 2.46m )

Rear facing window, part glazed door to garden, archway to utility, ceiling light, single panel radiator.

## Utility Room

5' x 7' 4" ( 1.52m x 2.24m )

Ceiling light, range of floor units, space and plumbing for washing machine, further appliance space, wall mounted Worcester boiler, ceiling light, door to garage.

## First Floor

### Landing

Airing cupboard with hot water tank and shelving, access to loft space, ceiling light, doors to bedrooms and bathroom.

## Bedroom One

8' 9" x 10' 6" + wardrobes ( 2.67m x 3.20m + wardrobes )

Rear facing uPVC double glazed window, ceiling light, single panel radiator, triple wardrobe and double wardrobe, door to ensuite.

## Bedroom Two

9' 7" x 9' 6" + door recess ( 2.92m x 2.90m + door recess )

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

## Bedroom Three

7' 5" x 7' 6" + storage ( 2.26m x 2.29m + storage )

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

## Bathroom

Rear facing uPVC double glazed window, bath, WC, wash hand basin, ceiling light, extractor, part tiled walls, single panel radiator.

## Outside

### Front Garden

Lawned foregarden, established borders, driveway providing off road parking.

### Rear Garden

Enclosed rear garden, sun terrace, established borders, gated access to rear, cold water tap.

## Garage

16' 9" x 7' 10" ( 5.11m x 2.39m )

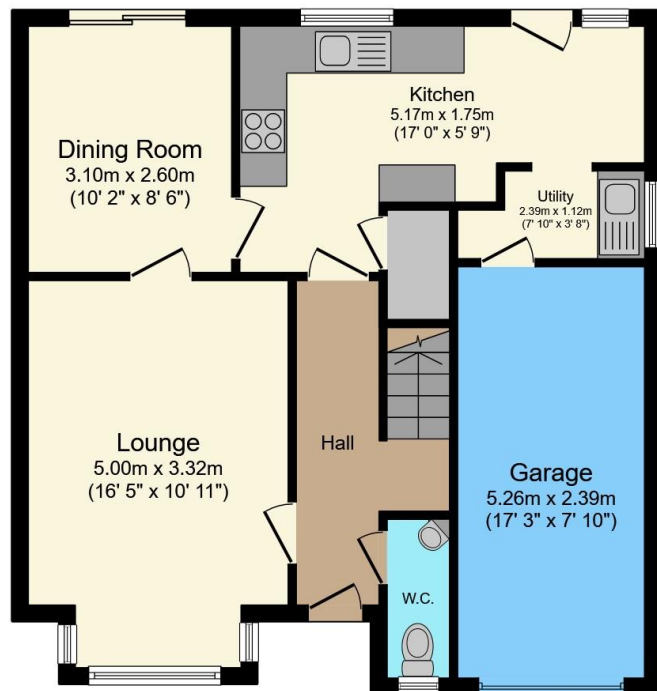
Up and over door, light and power, loft storage space.

## Services

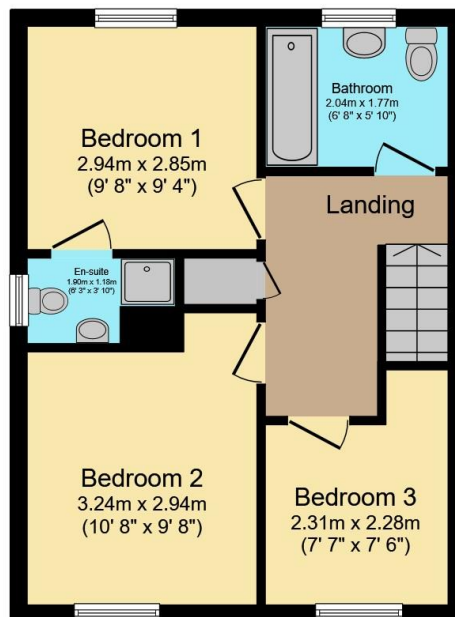
All services are connected to the property.







**Ground Floor**



**First Floor**

Total floor area 102.8 m<sup>2</sup> (1,107 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01905 724555**

**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL307296](http://connells.co.uk/Property/WVL307296)**

### directions to this property:

From our Connells Warndon Villages branch, take a left onto Millwood Drive, followed by the first exit at the roundabout onto Woodgreen Drive. At the next roundabout, take the first exit onto Dugdale Drive, followed by the first left onto Topham Avenue. Take the next left onto Hingley Avenue, a left onto Pitt Avenue, followed by a right onto Twarnley Rise.

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold



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Property Ref: WVL307296 - 0007