



Connells

Great Oaty Gardens
Lyppard Hanford



Property Description

Located on Lyppard Hanford and offering spacious accommodation throughout, this well-presented, end terraced house is well positioned for local schools and amenities and boasts a front driveway as well as additional parking and a garage to the rear! Accommodation includes an entrance hall, living room, refitted dining kitchen, conservatory, three good sized bedrooms and bathroom. There is also a pleasant rear garden giving direct access in to the rear garage. Gas central heating and double glazing.

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 Grange 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, conservatory, three bedrooms and bathroom. The property further benefits from having driveway with off road parking, single garage and enclosed rear garden.

Ground Floor

Entrance Hall

Door to sitting room, recess spotlight, double panel radiator, fusebox, wooden effect laminate flooring.

Sitting Room

13' 6" x 13' 5" (4.11m x 4.09m)
Front facing double glazed window, archway to kitchen, three wall lights, double panel radiator, television aerial point, electric fire, feature wooden beam to ceiling, storage cupboard with space for tumble dryer, wooden effect laminate flooring.

Dining Kitchen

17' 2" x 8' 11" (5.23m x 2.72m)
Rear facing double glazed window, double glazed doors to conservatory, fitted kitchen with a range of wall and floor mounted units, integrated fridge freezer, integrated electric oven with gas hob and cooker hood over, one and a half bowl stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine and dishwasher, part tiled walls, recess spotlights, double panel radiator, feature wooden beam to ceiling, part tiled and part laminate flooring.

Conservatory

9' 9" x 8' 8" (2.97m x 2.64m)
uPVC construction, patio door to rear garden, tiled flooring.

First Floor Landing

Doors to all bedrooms and bathroom, access to loft space, recess spotlights, airing cupboard housing boiler, storage cupboard.

Bedroom One

12' 11" x 10' 6" (3.94m x 3.20m)

Rear facing double glazed window, recess spotlights, double panel radiator, built-in wardrobes.

Bedroom Two

10' 2" x 8' 2" (3.10m x 2.49m)

Front facing double glazed window, recess spotlights, vertical radiator, recess currently used as a wardrobe area.

Bedroom Three

9' 1" x 6' 5" (2.77m x 1.96m)

Rear facing double glazed window, ceiling light point, double panel radiator.

Outside Front

To the front of the property there is a paved driveway with pathway to the front door.

Garage

17' 6" x 9' 1" (5.33m x 2.77m)

Electric roller door, ceiling light, power points, personal door leading to rear garden.

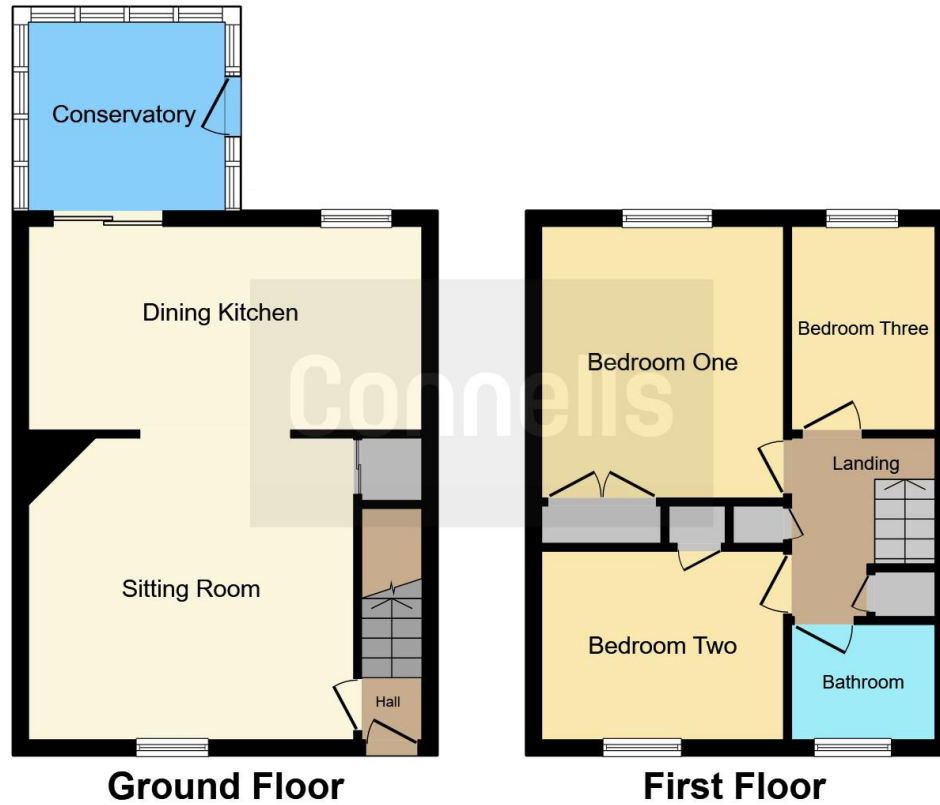
Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with sun terrace area with pathway leading to personal garage door.

Services

All mains are connected to the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL306528

Directions to this property:

From our Connells Warndon Villages office proceed out of Ankerage Green turning left onto Mill Wood Drive. At the roundabout turn right into Wood Green Drive. At the next roundabout turn right into Slade Avenue. Continue for some distance taking the second turning on your left into Great Oaty Gardens, the property is located on the corner where our Connells board is located.

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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