



**arden**
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Middle Hollow Drive, Lyppard Hanford, Worcester, WR4 0HU

£350,000

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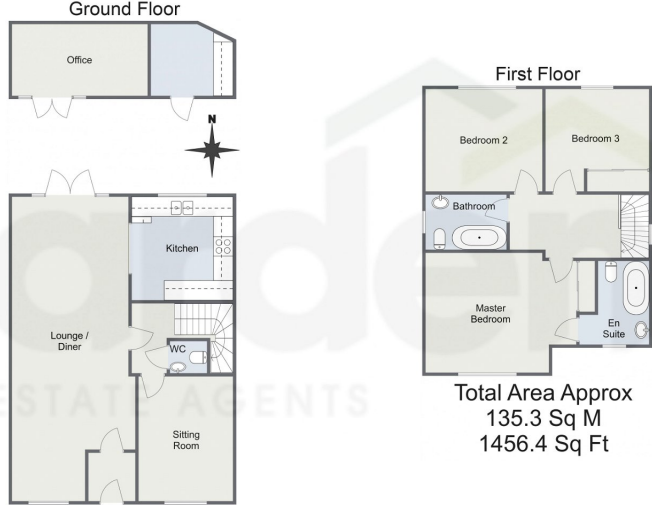
Summary: Arden Estates is thrilled to present a beautifully upgraded, detached three-bedroom home located in the sought-after area of Lyppard Hanford, Warndon Villages. This property boasts modern and versatile living accommodation, making it an ideal family home. The spacious living room diner seamlessly leads into the kitchen, creating an excellent space for entertaining. The well-maintained rear garden provides a perfect retreat, while the dedicated home office located in the garden is ideal for those who work from home. Additionally, the driveway offers off-road parking for multiple vehicles. This home combines comfort and convenience, making it a standout choice in this desirable neighbourhood. We highly recommend viewing—book today to avoid disappointment!

Description: You enter the property through the porch, which leads into the pristine living room diner. The living room diner features French doors that seamlessly connect you to the rear garden, inviting indoor-outdoor living during warmer days. The open-plan design flows effortlessly into the kitchen, making it perfect for entertaining guests or indulging your passion for cooking. The kitchen is the epitome of comfort and style, equipped with both base and eye-level units, a tiled splashback, and complementing worktops that provide ample preparation space for your culinary creations. Built-in appliances include a dishwasher, gas hob, oven, and grill, making meal preparation a breeze. Downlights complement the neutral shaker-style units, offering optional mood lighting for added sophistication. From the living room diner, you can also access the hallway, which leads to an additional reception room, a downstairs w/c, and the stairs rising to the first floor. The additional reception room makes for an ideal snug or play room for family living.

To the first floor, you'll find three well-proportioned bedrooms and two bathrooms, one of which is en-suite. The family bathroom is well-appointed with a bath and overhead waterfall shower, w/c, and sink. The master bedroom boasts a private ensuite, lavishly tiled and featuring a bath, sink, and w/c. All three bedrooms exude comfort and serenity, with the master enjoying front aspect views while the second and third bedrooms overlook the tranquil rear garden. Two of the bedrooms have built-in wardrobes, ensuring ample space for rest and relaxation.



Middle Hollow Drive, Lyppard Hanford, Worcester



Total Area Approx
135.3 Sq M
1456.4 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- A Stylish & Refurbished Home
- Garden Office
- Detached House
- Two Reception Rooms
- Two Bathrooms & Downstairs W/C
- Three Bedrooms



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For more information on this house or to arrange a viewing please call the office on:

01905 958 290

Alternatively, you can scan the QR to view all of the details of this property online.

