



Allan Morris
estate agents

**Kemys Gardens, Kempsey,
Worcester.**

1 Kemys Gardens, Kempsey, Worcester. WR5 3WF

Features

- Stunning Executive family home
- 5 Bedrooms and 4 Bathrooms
- Generous driveway and Garaging
- Highly sought after village location
- Easy access back to Worcester City and major transport links

A modern and beautifully presented five bedroom detached family home, finished to an excellent standard and forming part of a small exclusive development, tucked away within the popular village of Kempsey.

Accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, Study, Dining Room, Living Room, Kitchen/Breakfast Room and Utility Room. On the first floor: Master Bedroom Suite with Walk-in Dressing Room and En-Suite Shower Room, four further Bedrooms (two with En-Suite Shower Rooms), as well as Family Bathroom.

Outside: To the front is a generous driveway providing parking for several vehicles and access into an extra width tandem Garage. To the rear is an established and most private garden.

LOCATION:

The property is located in the highly popular village of Kempsey, offering a wide range of amenities to include several Public Houses, a popular 1st School, Convenience Store and Doctor's Surgery, as well as being excellently placed for access back to Worcester City, motorway links via Junction 7 of the M5 and the Worcestershire Parkway Railway Station.





Directions:

From Worcester City centre proceed out along the A38 Bath Road and proceed straight on over 2 traffic islands and continue for approximately 1 mile into the village of Kempsey. Continue for a short distance and take a right hand turn into Florence Close, where 1 Kemys Gardens will be found.

WAM 7249



Useful Information:

Tenure: Freehold

EPC rating:

Council Tax Band: G



Ground Floor
Approx. 127.9 sq. metres (1377.0 sq. feet)

First Floor
Approx. 114.3 sq. metres (1230.4 sq. feet)



Total area: approx. 242.2 sq. metres (2607.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

STUDY:

11'10" maximum 9'1" minimum x 9'3"

DINING ROOM:

14'10" maximum (into bay) 12'8" minimum x 9'5"

LIVING ROOM:

19'8" x 13'5"

KITCHEN / BREAKFAST ROOM:

16'5" x 13'7" maximum 11'7" minimum

UTILITY ROOM:

7'0" x 6'8"

BEDROOM 1:

14'5" x 17'0" maximum (into bay) 14'5" minimum

EN-SUITE 1:

8'3" x 7'5"

DRESSING ROOM:

14'5" x 6'4"

BEDROOM 2:

13'4" x 11'8"

EN-SUITE 2:

7'7" x 4'6"

BEDROOM 3:

12'7" x 9'7"

EN-SUITE 3:

7'10" x 4'9"

BEDROOM 4:

11'2" x 9'6"

BEDROOM 5:

8'5" x 8'3"

BATHROOM:

9'6" x 6'10"

GARAGE:

29'9" x 14'8"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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