



11

SUNNY BANK

Allan Morris

estate agents

**Byefields, Kempsey,
Worcester.**

11 Byefields, Kempsey, Worcester. WR5 3NN

Features

- 3 Bedroom detached bungalow
- Sought after village location
- Very well presented
- Large Sitting Room/Dining Area to the front with views
- Parking, Garaging and pleasant rear garden
- NO ONWARD CHAIN

'11 Byefields' is situated within this sought after village of Kempsey, offering local amenities and schooling, easy access to Worcester City and major transport links. The property is situated within a quiet part of the village, with an elevated position, affording far reaching views to the Malvern Hills in the distance.

Accommodation briefly comprises: Entrance Hall with storage and airing cupboard with hot water tank, access into good size Sitting Room/Dining Area with feature fireplace and views towards the Malvern Hills in the distance, good size Kitchen with fitted units and side door providing access to the rear, Master Bedroom to rear elevation overlooking garden, with built-in wardrobes and En-Suite Shower Room, two further Bedrooms (both with built-in wardrobes) and Family Bathroom with shower over.

Outside: To the front is an easily maintained foregarden, with ample parking via driveway, leading to double Garaging with electric door and views to the front elevation. There is also access to the side and rear, which can also be accessed via the Kitchen. Initially onto a large patio area, leading to mature private lawned garden with borders and offering a high degree of privacy.





Directions:

From Worcester City centre proceed out on the A38, in the direction of Tewkesbury. After approximately 2 miles you will enter the village of Kempsey and the turning for Byefields can be found on the left hand side, towards the far end of the Village. Continue up and around Byefields, where number 11 will be found on the left hand side.

WAM 7293



Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



Ground Floor

Approx. 130.4 sq. metres (1403.1 sq. feet)



Total area: approx. 130.4 sq. metres (1403.1 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:

KITCHEN:
14'5" x 9'10"

SITTING ROOM / DINING AREA:
22'11" x 15'8"

MASTER BEDROOM:
13'1" x 11'1"

EN-SUITE:
7'10" x 4'3"

BEDROOM 2:
14'1" x 9'2"

BEDROOM 3:
11'1" x 9'2"

FAMILY BATHROOM:
9'10" x 6'6"

GARAGE:
17'0" x 16'0" maximum 15'5" minimum

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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