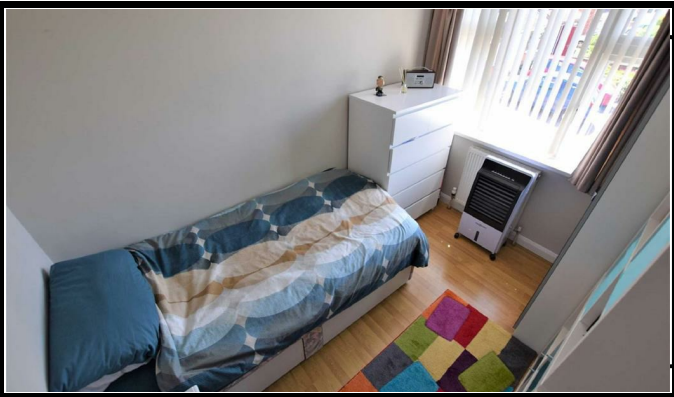




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Allan Morris

estate agents

NEW

Details Approved

Signed

Print

Date



Ellsdon Rise, Kempsey

A fantastic opportunity to acquire a deceptively spacious three bedroom end of terrace family home in this sought after village, with local schooling, easy access into Worcester City and major transport links. The property offers huge potential to extend if required, together with a very large, mature private garden offering a high degree of privacy.



OFFERS IN EXCESS OF £305,000

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12, Ellsdon Rise, Kempsey, WR5 3NU

All measurements are approximate. Accommodation in more detail comprises:

Approached by way of large tarmac driveway suitable for numerous vehicles with access to garage, gated access to the side and rear, UPVC double glazed door giving access into:

ENTRANCE HALL:

With stairs rising to the first floor, radiator, ceiling light point, cloaks cupboard, engineered wood flooring and door giving access into:

GOOD SIZE DUAL ASPECT SITTING ROOM: 20'5" x 11'5"

With UPVC double glazed windows to the front and rear elevation, engineered wood flooring, two ceiling light points, feature living flame gas fire with mantle over, television aerial point, radiator, telephone point, door giving access into:

OPEN PLAN DINING AREA INTO KITCHEN:

Initially into:

DINING AREA: 11'3" x 10'5"

With wood laminate flooring, ceiling light point and fan, two deep storage cupboards, radiator, opening into:

MODERN FITTED KITCHEN: 12'3" x 10'5"

With a range of base and wall mounted units with work surface over and tiled splashback, one and a half bowl contemporary style sink unit with tap over, integrated double oven with grill above, gas hob with contemporary style extractor hood above, integrated dishwasher, space for American style fridge freezer, UPVC double glazed window to the rear overlooking garden, recessed lighting, wall mounted contemporary style radiator, further UPVC double glazed window to the side elevation and part glazed door giving access to:

GOOD SIZE UTILITY: 10'5" x 7'2"

With UPVC double glazed window and door to the side, deep Belfast style sink with contemporary tap over, space and plumbing for washing machine and tumble dryer, further built in storage, recessed lighting, ceramic tiled floor, radiator, door giving access into:

DOWNSTAIRS SHOWER ROOM: 6'11" x 5'6"

With vanity wash hand basin with cupboard below and contemporary tap over, tiled splashback, walk-in shower cubicle, recessed lighting, UPVC double glazed opaque window to the front elevation.

.
From the Dining Area, UPVC double glazed double opening doors give access into:

SUPERB VAULTED CEILING CONSERVATORY/FAMILY ROOM: 14'5" x 14'2"

With tiled flooring, UPVC double glazed panels and windows, single door giving access to the side and garden, further UPVC double glazed double opening doors giving access to raised patio and garden beyond, under floor heating, ceiling light point and fan.

..
From the Entrance Hall, stairs rise to the first floor:

LANDING:

With ceiling light point, access to roof void, airing cupboard with useful slatted shelving and radiator, door to:

BEDROOM 1: 11'0" x 10'7"

A good size double with UPVC double glazed window to the front elevation, ceiling light point, radiator, wood laminate flooring, built in wardrobes, access to further storage over stairs (potential for En-Suite, if required), with UPVC double glazed panel to the front elevation.

BEDROOM 2: 11'2" x 9'5"

A further double with UPVC double glazed window to the rear overlooking superb garden, wood laminate flooring, ceiling light point, radiator, built in double wardrobe.

BEDROOM 3: 10'2" x 7'5"

With UPVC double glazed window to the front elevation, wood laminate flooring, ceiling light point, radiator.

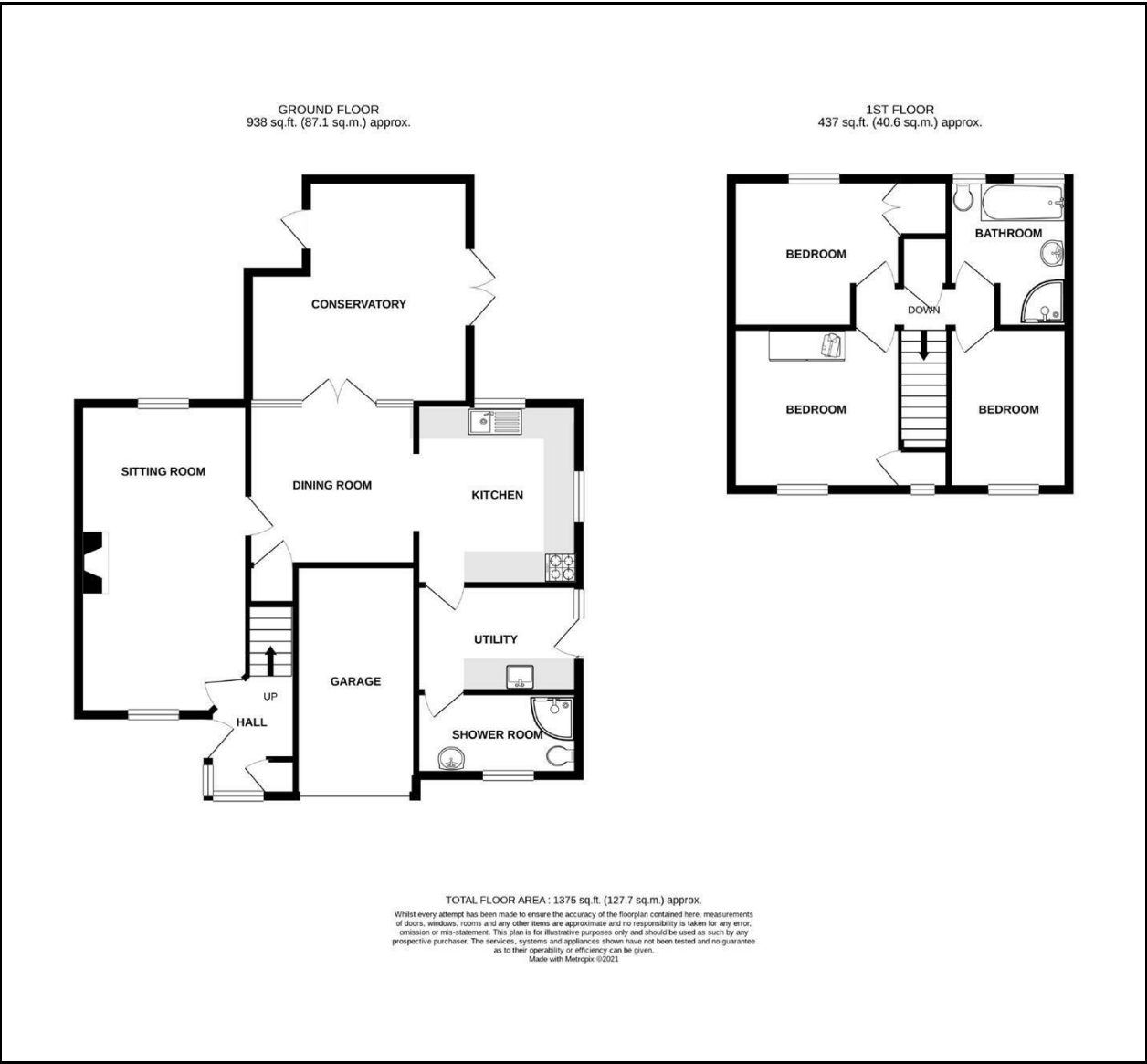
FAMILY BATHROOM: 10'0" maximum x 8'5"

Fitted with a deep panelled bath with central taps and hand shower over, low level W.C., pedestal wash hand basin, separate walk-in good size shower cubicle, tiled splashback, recessed lighting, extractor fan, radiator, two UPVC double glazed opaque windows to the rear elevation.

OUTSIDE:

To the front of the property is a large tarmac driveway suitable for numerous vehicles with access to garage store, gated access to the side and rear.

...
The rear of the property is of particular note, offering a high degree of privacy within this mature, well planned and well stocked sumptuous garden, initially with raised patio leading to further side gated access and raised heated plunge/play pool with decked area. Steps lead down to the main lawned garden, which is a very good size and two further gates lead beyond, onto a more natural style garden with hard standing for a summer house. The path continues to the rear onto very shaded seating areas, where there is further hard standing for a shed and greenhouse.



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. TENURE: We understand the property is offered for sale FREEHOLD. 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.

ROUTE TO THE PROPERTY:

From Worcester City centre proceed out along the A38 Bath Road and proceed straight on over two traffic islands and into the village of Kempsey. Continue through Kempsey before turning left into Post Office Lane and then into Ellsdon Rise. Continue right to the top where the property will be found at the top of the cul-de-sac.