



Allan Morris
estate agents

**Old Road North, Kempsey,
Worcester.**

Beaulieu House, 2a Old Road North, Kempsey, Worcester. WR5 3JZ

Features

- Stunning family home
- 5 Bedrooms
- Fabulous Kitchen/Breakfast area overlooking gardens
- Sought after location
- Flexible space
- Parking and garaging

A wonderful opportunity to acquire a very well presented flexible family home, situated within the sought after village of Kempsey, offering local schooling, village shop, public houses and easy access to Worcester City and major transport links.

The property offers well planned and finished accommodation comprising: Entrance Hall with vaulted ceiling, superb Sitting Room with double doors to the rear, woodburner and decorative coving, Dining Room/2nd Reception with bay window to the front, superb Kitchen/Breakfast Room with ceramic tiled floor, granite work surfaces, Rangemaster and doors to the rear onto large entertaining area and garden beyond, Snug, downstairs Study/Bedroom 5, downstairs Shower Room. To the first floor: Large Master Bedroom overlooking the rear elevation with Juliette balcony and built in wardrobes, En-Suite with bath and separate shower, Guest Bedroom 2 with Juliette balcony overlooking garden, Jack & Jill style Bathroom suite and two further bedrooms.

Outside: The front of the property has off road parking, leading to large Garage with loft storage over, which can be accessed from the Kitchen/Breakfast Room which also has double doors giving access to the rear garden, initially onto a large patio ideal for entertaining. Leading onto lawn with ornamental trees, surrounded by borders providing colour and interest throughout the year. There is also a hot tub, access to a Summer House and offers a high degree of privacy.





LOCATION:

The property is located within the sought after village of Kempsey, within walking distance of Public Houses and a village shop. There is also a Primary School and easy access to Worcester City and major transport links.



DIRECTIONS:

From Worcester City centre proceed out along the A38 Bath Road, continue along for 1 mile and upon reaching the roundabout take the 2nd exit and continue straight over onto Broomhall Way. At the next roundabout take the 2nd exit in the direction of Kempsey for approximately 1.5 miles. On entering the village of Kempsey continue along for approximately quarter of a mile and turn left into Old Road North just after the convenience store, where 'Beaulieu House' can be found on the right hand side at the far end, as indicated by our For Sale board.





USEFUL INFORMATION:

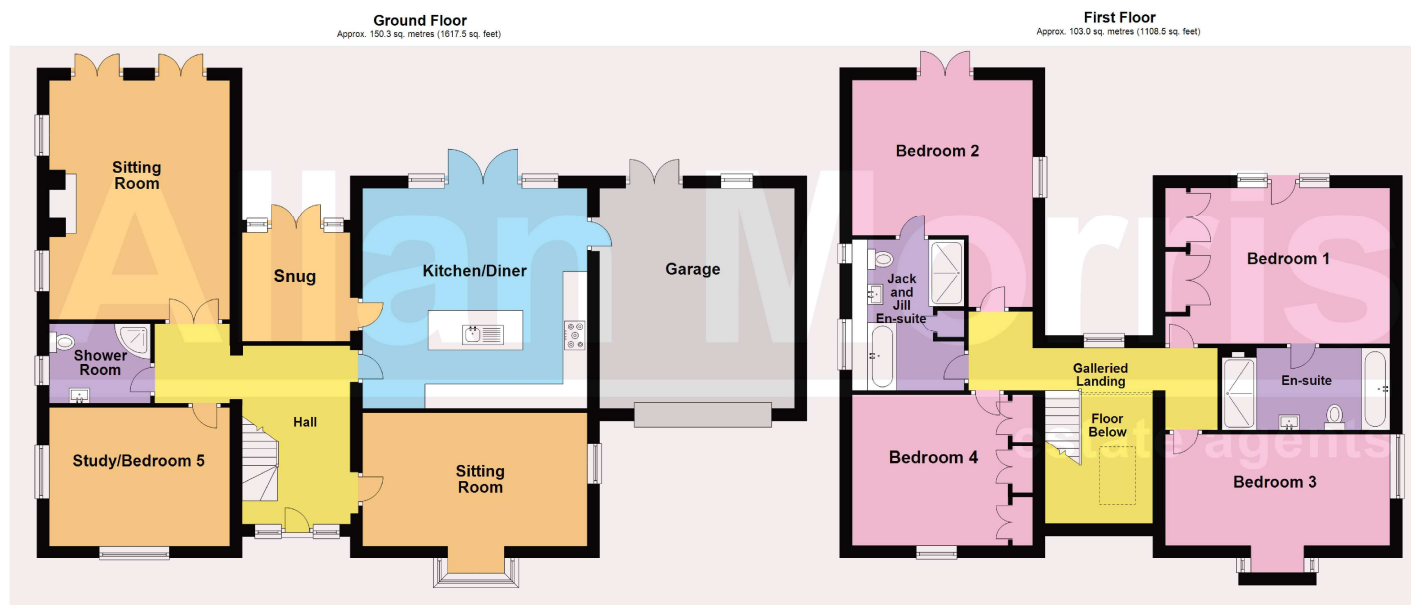
EPC Rating: C

Tenure: Freehold

Council Tax Band: G

WAM 7508





Total area: approx. 253.3 sq. metres (2726.1 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.

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 our 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 advised to verify all the dimensions carefully. Fixtures & 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.

Floorplan & Measurements:

Kitchen/Breakfast Room - 5.5m x 5.5m (18'0" x 18'0")

Snug - 2.8m x 2.7m (9'2" x 8'10")

Dining Room/2nd Reception - 5.4m to bay x 4m (17'8" x 13'1")

Sitting Room - 5.8m x 4.5m (19'0" x 14'9")

Study/Bedroom 5 - 4.4m x 3.4m (14'5" x 11'1")

Downstairs Shower Room - 2.7m x 2.0m (8'10" x 6'6")

Master Bedroom - 5.4m x 3.9m (17'8" x 12'9")

En-Suite - 4.2m x 2m (13'9" x 6'6")

Bedroom 2 - 5.7m x 4.5m (18'8" x 14'9")

Bedroom 3 - 5.4m into bay x 3.7m (17'8" x 12'1")

Bedroom 4 - 3.9m x 3.8m (12'9" x 12'5")

Bathroom - 3.8m x 2.9m (12'5" x 9'6")

Double Garage - 5.5m x 4.8m (18'0" x 15'8")

Contact us:

Address:

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