



**Connells**

Rookery Road  
Kempsey Worcester



# Rookery Road Kempsey Worcester WR5 3JP

for sale  
**£515,000**



## Property Description

Nestled in a sought-after residential area, this beautifully presented four-bedroom detached property on Rookery Road offers generous living space both inside and out. Perfect for families or those looking to up size, the home boasts a large, spacious driveway with ample parking, in addition to an integrated garage for added convenience.

Inside, the property features well-proportioned rooms throughout, offering versatility and comfort. The ground floor includes a welcoming entrance hall, two generous reception rooms, a modern kitchen, and a downstairs WC. Upstairs, you'll find four good-sized bedrooms, two en-suites and a family bathroom.

To the rear, a well-maintained garden provides the perfect setting for outdoor entertaining or relaxing in a private, peaceful environment.

Located within easy reach of local amenities, schools, and transport links, this superb home combines space, style, and location in one impressive package.

Viewings highly recommended.

## Ground Floor

### **Entrance Hall**

Oak front door, spotlights and a radiator.

### **W.C**

Spotlights, vanity wash hand basin, W.C and an extractor.

### **Living Area**

15' 9" x 13' 9" ( 4.80m x 4.19m )

Front facing double glazed window, five wall lights, pendant ceiling light, log burner, radiator and carpet flooring.

### **Family Room**

7' 9" x 17' 6" ( 2.36m x 5.33m )

Front facing double glazed window, spotlights, two skylights, radiator, fitted units and a built in fridge.

### **Kitchen/ Diner**

9' 7" x 32' 5" ( 2.92m x 9.88m )

Two rear facing double glazed windows, wall and base units, spotlights, radiator, two ovens, induction hob, extractor, sink and drainer unit, fridge freezer and a dishwasher.

Patio doors to the rear garden.

### **Utility Room**

8' 7" x 10' 3" ( 2.62m x 3.12m )

Spotlights, radiator, wash hand basin and fitted units.

UPVC door to the side.

## First Floor

### **Landing**

Spotlights and a loft hatch.

### **Bedroom One**

12' 6" x 16' 6" ( 3.81m x 5.03m )

Two front facing double glazed windows, pendant ceiling light and spotlights, radiator, built in wardrobe and carpet flooring.

### **En-Suite**

Spotlights, extractor, walk in shower, W.C and a wash hand basin.

### **Bedroom Two**

14' 4" x 11' 2" ( 4.37m x 3.40m )

Rear facing double glazed window, ceiling light, radiator and carpet flooring.

### **En-Suite**

Spotlights, extractor, shower, W.C and a vanity wash hand basin.

### **Bedroom Three**

8' 7" x 12' 8" ( 2.62m x 3.86m )

Front facing double glazed window, ceiling light, radiator, built in wardrobe and carpet flooring.

### **Bedroom Four**

9' 7" x 8' 9" ( 2.92m x 2.67m )

Rear facing double glazed window, ceiling light, radiator, built in wardrobe and carpet flooring.

## **Bathroom**

Rear facing double glazed window, spotlights, W.C, bath, electric shower, wash hand basin, part tiled walls and a chrome towel radiator.

## Outside

### **Outside Front**

To the front of the property is a large spacious driveway leading to the front door. There is also a garage to the front of the property and outside lights.

### **Outside Rear**

To the rear of the property is a very well maintained rear garden which consists mainly laid to lawn with a slabbed patio area.

## **Garage**

8' 2" x 8' 8" ( 2.49m x 2.64m )

Ceiling light, water tank and a boiler.

## Services

All main services are connected to the property.

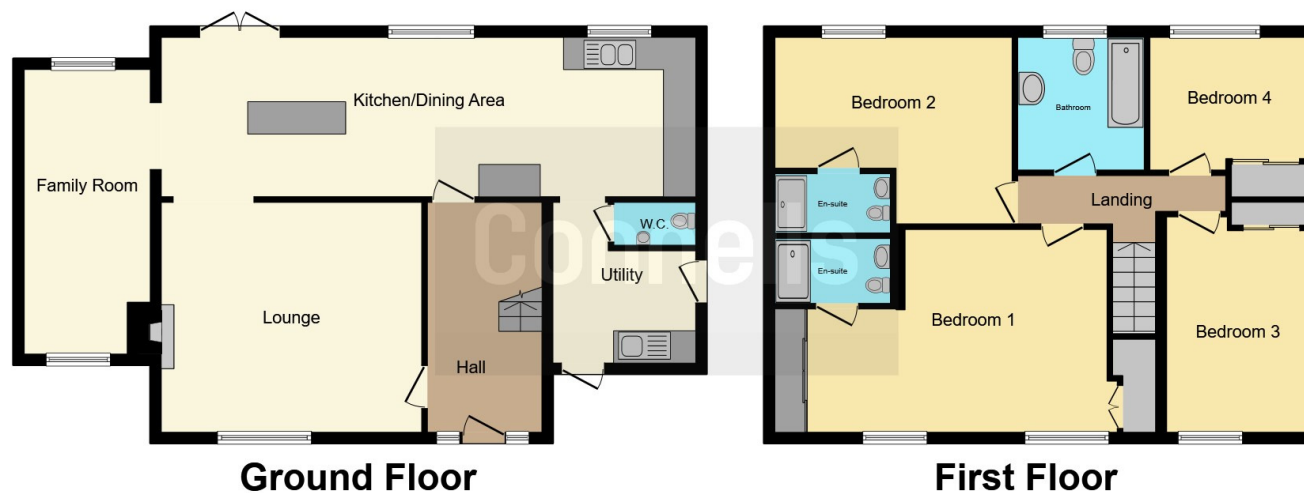












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01905 611 411**  
**E [worcester@connells.co.uk](mailto:worcester@connells.co.uk)**

3 Foregate Street  
 WORCESTER WR1 1DB

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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