



**Connells**

Anglia Crescent  
Kempsey Worcester



## Property Description

Situated in the sought-after village of Kempsey, this attractive three-bedroom detached home occupies a generous corner plot within a quiet and well-regarded residential area. Offering modern family living with excellent outdoor space, the property is ideal for those seeking comfort, convenience and style.

The accommodation comprises a welcoming entrance hallway, a spacious lounge filled with natural light, and a modern fitted kitchen/dining room with patio doors opening onto the rear garden - perfect for entertaining. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en suite shower room, and a contemporary family bathroom.

Externally, the property benefits from a south-east facing rear garden, providing a sunny and private outdoor space ideal for relaxing or family gatherings. The home also enjoys a detached garage and driveway parking for two vehicles.

Located on Anglia Crescent, the property offers easy access to local amenities, schools, and transport links, including the M5 motorway and Worcester city centre, while being within a friendly village community with countryside walks nearby.

## Ground Floor

### Entrance Hall

Ceiling light, radiator and stairs to the first floor.

### Downstairs W.C

W.C, wash hand basin, part tiled splashback, radiator and vinyl flooring.

### Living Area

18' 5" x 10' 6" ( 5.61m x 3.20m )

Front facing double glazed window and two side facing double glazed windows, two ceiling lights, two radiators and carpet flooring.

### Kitchen

18' 5" x 9' ( 5.61m x 2.74m )

Front and side facing double glazed windows, two ceiling lights, wall and base units, stainless steel sink and drainer unit, two radiators, integrated appliances and vinyl flooring.

Door to the utility room.

Patio doors to the rear garden.

## Utility Room

6' 5" x 5' 6" ( 1.96m x 1.68m )

Ceiling light, stainless steel sink and drainer, base units, boiler, radiator and vinyl flooring.

## First Floor

### Landing

Loft access, ceiling light, radiator and carpet flooring.

### Bedroom One

14' 3" x 9' 1" ( 4.34m x 2.77m )

Front and side facing double glazed windows, ceiling light, radiator and vinyl flooring.

### En-Suite

Rear facing double glazed window, walk in shower, WC, wash hand basin, radiator and partly tiled/part vinyl flooring.

### Bedroom Two

10' 8" x 10' 1" ( 3.25m x 3.07m )

Side facing double glazed window, ceiling light, radiator and vinyl flooring.

### Bedroom Three

10' 9" x 8' 1" ( 3.28m x 2.46m )

Front and side facing double glazed windows, ceiling light, radiator and vinyl flooring.

## Bathroom

Rear facing double glazed window, W.C, wash hand basin, bath, radiator and partly tiled walls.

### Outside

### Outside Front

To the front of the property is a path leading to the front door. To the side of the property is a detached garage with parking in front for two cars.

### Outside Rear

To the rear is a southeast facing garden. It is partly slabbed/ part laid to lawn with side access.

### 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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3 Foregate Street  
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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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