



Allan Morris
estate agents

**Sunnyside Close, Kempsey,
Worcester**

4 Sunnyside Close, Kempsey, Worcester. WR5 3NP

Immaculately presented

Spacious and flexible accommodation

Superb sought after village location

Easy access to Worcester City

Local village schooling

Ample parking

Detached double Garage & garden

A wonderful opportunity to acquire an immaculately presented, spacious and flexible five bedroom detached family home, situated within this sought after village location. Offering well planned and finished accommodation within easy reach of Worcester City and major transport links.

Accommodation comprising: Recessed Porch, initial Entrance Hall with cloaks cupboard, double opening doors into main Hallway, with superb and imposing Neville Johnson central staircase consisting of beautiful oak and glass side panels in a contemporary style, Cloakroom, Study to the front elevation, Snug/Playroom to the front elevation, spacious Sitting Room with double opening doors to the rear initially onto patio, Kitchen/Breakfast Room with quality fitments, (re-fitted approximately 2 years ago), to include integral fridge freezer, dishwasher, five ring Rangemaster with additional microwave and granite worktops, double doors leading to the garden and large entertaining patio, Utility with space and plumbing for washing machine and tumble dryer, door to side and rear and a Dining Room.





To the first floor: Landing with attic and airing cupboard housing hot water cylinder and storage, into: Master Bedroom Suite, a spacious Bedroom area overlooking the garden, Dressing Area with two sets of double wardrobes leading into En-Suite Bathroom with large walk-in shower, separate bath, two sinks and W.C. Guest Bedroom 2 to the front elevation with double wardrobes and En-suite with shower, Bedroom 3 overlooking garden with double wardrobes, Bedroom 4 to the front elevation with double wardrobes and Bedroom 5 to the front elevation and a Family Bathroom with shower and separate bath with W.C. and sink.

Outside:

To the front is ample parking via a driveway for numerous vehicles, leading to a detached double Garage with electric doors, power, lighting and eaves storage. There is gated access to the rear initially onto a patio ideal for entertaining etc, also accessed via Sitting Room and Kitchen. There is an established mature lawned garden with borders and internal access to garaging.



DIRECTIONS:

From Worcester City centre proceed out along the A38 Bath Road, passing straight over the 1st traffic island and straight over the 2nd traffic island, signposted for Kempsey. Continue on the A38 for approximately 1 mile and enter the village of Kempsey. Take a right hand turn into Squires Walk, left into Old Road South, left into Sunnyside Close, where the property will be found on the right hand side.

WAM 8079





USEFUL INFORMATION:

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: G

PRICE: Offers Over £650,000



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:

Initial Entrance Hall - 3.4m x 2.3m (11'1" x 7'6")

Main Entrance Hall - 4.4m x 3.3m (14'5" x 10'9")

Study - 2.7m x 2.5m (8'10" x 8'2")

Snug/Playroom - 3.9m x 3.1m (12'9" x 10'2")

Kitchen/Breakfast Room - 4.7m x 4.3m (15'5" x 14'1")

Utility Room - 2.4m x 2.1m (7'10" x 6'10")

Dining Room - 4.2m x 2.8m (13'9" x 9'2")

Sitting Room - 6.7m x 4.8m (21'11" x 15'8")

Master Bedroom - 4.8m x 4.6m (15'8" x 15'1")

Dressing Area - 3.9m x 1.6m (12'9" x 5'2")

En-suite Bathroom - 4.3m x 2.5m (14'1" x 8'2")

Guest Bedroom - 4.9m x 3.5m (16'0" x 11'5")

En-suite Shower - 2.2m x 2.1m (7'2" x 6'10")

Bedroom 3 - 4m x 2.5m (13'1" x 8'2")

Bedroom 4 - 3.6m x 2.8m (11'9" x 9'2")

Bedroom 5 - 2.9m x 2.4m (9'6" x 7'10")

Family Bathroom - 2.9m x 2.2m (9'6" x 7'2")

Double Garage - 5.2m x 5m (17'0" x 16'4")

Contact us:

Address:

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