



Bannut Hill



Bannut Hill

Worcester

Offers in Region of £700,000

An impressive detached family home located in the popular village location of Kempsey boasting a large open plan sitting room/diner, breakfast kitchen, utility, family room/snug, WC. To the first floor are four bedrooms with one ensuite and a family bathroom. Outside there is a block paved driveway, integral garage and pleasant garden. A viewing is highly advised to appreciate all the property has to offer.

We've Noticed

- **Impressive detached family home**
- **Popular village location**
- **Four bedrooms**
- **Sitting room/Diner, Kitchen**
- **Utility & WC**
- **Driveway & garage**



Entrance

Through entrance door into hall with doors into sitting/dining room as well as WC.

WC

With WC and wash hand basin.

Sitting/Dining Room

A large sitting room and dining area with glass staircase to first floor; bifold doors to the rear garden and opening into kitchen, further doors into family room and garage.

Kitchen

A beautifully appointed large kitchen with matching wall and base units with work surfaces over, two metre Island, stainless steel sink, built-in ovens and grill, integrated fridge/freezer as well as wine fridge, integrated dishwasher and washing machine. double glazed windows and door into utility room.

Utility Room

With matching wall and base units with work surfaces over, stainless steel sink, washing machine, tumble dryer and door to outside.

Family Room

With built-in storage cupboards and front aspect double glazed windows.

Landing

A mezzanine landing with doors into bedrooms one, two, three, four and family bathroom

Bedroom 1

With rear aspect Juliet balcony, Velux window, built in double wardrobes and door to ensuite.

Ensuite

With front aspect double glazed window, WC, wash hand basin, shower and separate bath.

Bathroom

With WC, wash hand basin, shower, bath, airing cupboard, and front aspect double glazed window.

Bedroom 2

With front aspect double glazed window and built-in wardrobe.

Bedroom 3

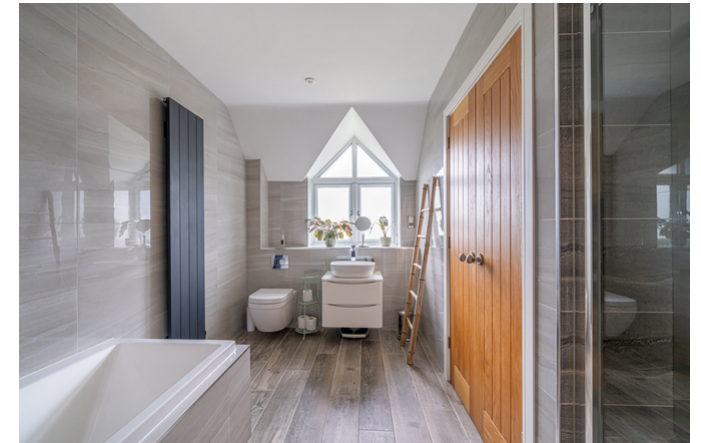
With rear aspect double glazed window and built-in wardrobe.

Bedroom 4

With rear aspect double glazed window and built-in wardrobe.

Outside

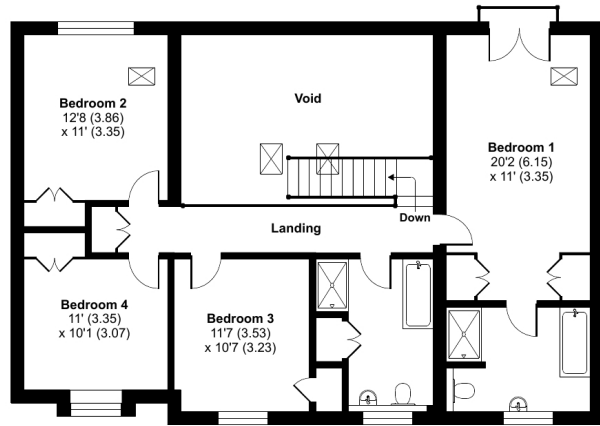
The front of the property is approached via a pathway to store and entrance door. There is a large block paved driveway with parking for multiple vehicles and garage. The garden wraps around the property with the rear garden comprising of patio and lawned area with fenced boundaries.



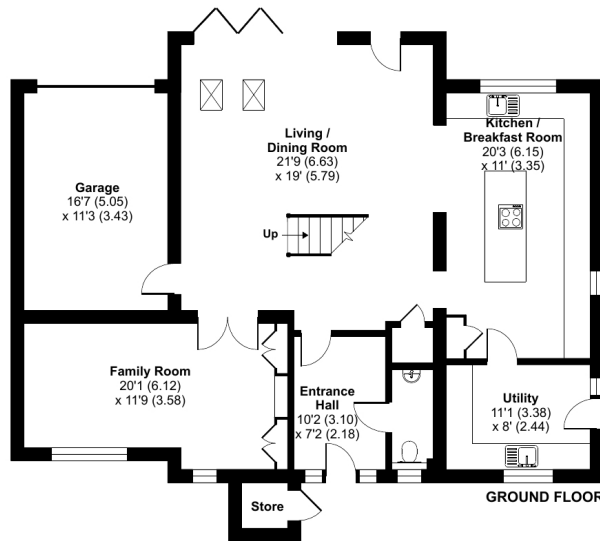
Bannut Hill, Kempsey, Worcester, WR5

Approximate Area = 2323 sq ft / 215.8 sq m (includes garage and excludes void / store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		...
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hills Estate Agents. REF: 967502

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