

# Ellsdon Worcester

£325,000

Situated within the popular village location of Kempsey is this well presented three bedroom home. The property comprises of entrance hall. kitchen/diner/ sitting room, conservatory, large garage with utility and WC. To the first floor are three double bedrooms, family bathroom and ensuite shower room to bedroom one. The property also benefits from a driveway and pleasant rear garden. A viewing is highly advised to appreciate the accommodation on offer

# We've Noticed

- Well presented semi-detached home
- Three double bedrooms
- Popular village location
- Driveway and large garage
- Must be viewed









### Entrance

Through front entrance door into hallway with stairs to first floor door into sitting room kitchen/diner.

### Sitting Room

With front aspect double glazed window, rear aspect double glazed sliding doors opening and over looking into the rear garden, radiator and a media wall with fire.

### Kitchen/Diner

With front and rear aspect double glazed windows, radiator, space for dining table. Kitchen with matching wall and base units with work surfaces over, sink and drainer with mixer tap, built-on oven and hob with cooker over, space for under counter fridge as well as further space and plumbing for appliance.

### Conservatory

With side and rear aspect double glazed windows, electric heater, doors to WC, garage and further door to rear garden.

### WC

With side aspect double glazed window, WC and wash hand basin.

### Garage

Utility space with side aspect double glazed windows, wall mounted boiler, door as well as up and over door, lighting and power.

## First Floor Landing

With doors into bedrooms one, two, three and bathroom.

### Bedroom 1

With front and rear aspect double glazed windows, radiator and door into ensuite.

### Bedroom 2

With front aspect double glazed window and radiator.

### Bedroom 3

With front aspect double glazed window and radiator.

### Bathroom

With rear aspect double glazed window, WC, wash hand basin, shower. heated towel rail. extractor fan and bath.

### Outisde

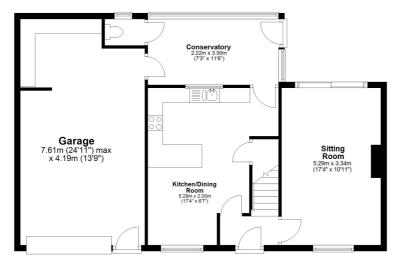
The front of the property is approached via a driveway providing parking for several vehicles with pathway to entrance door. The rear garden is laid to a mixture of lawn and patio areas with fenced boundaries.



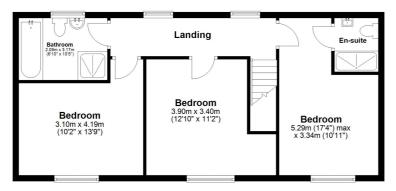




### **Ground Floor**



### First Floor



# Energy Efficiency Rating Very energy efficient - lower running costs (02-) A (81-91) B (69-80) C (55-80) D (19-54) E (21-30) F (21-30)

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