



Plovers Rise



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Worcester

Offers Over £300,000

Position within a cul-de-sac location in the sought after village of Kempsey providing good access to the M5 motorway is this three bedroom link detached home. The property comprises of entrance hall, sitting room, kitchen/diner and conservatory. To the first floor are three bedrooms and family bathroom. Outside is a driveway, garage and easily maintained rear garden. The house is offered for sale with no onward chain.

We've Noticed

- **Link detached house**
- **Three bedrooms**
- **Sitting room, Kitchen/Diner, Conservatory**
- **Driveway & garage**
- **No onward chain**



Entrance

Through front entrance door into hall with stairs to first floor and door into sitting room.

Sitting Room

With front aspect double glazed bay window, radiator and door into kitchen/diner.

Kitchen/Diner

With rear aspect double glazed window, matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for cooker, under stairs storage cupboard. Dining area with space for dining table and sliding doors into the conservatory.

Conservatory

With side and rear aspect double glazed windows and doors opening to the rear garden.

First Floor Landing

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

Bedroom 1

With front aspect double glazed window, radiator, built-in recessed sliding wardrobes and further built-in storage.

Bedroom 2

With rear aspect double glazed window and radiator.

Bedroom 3

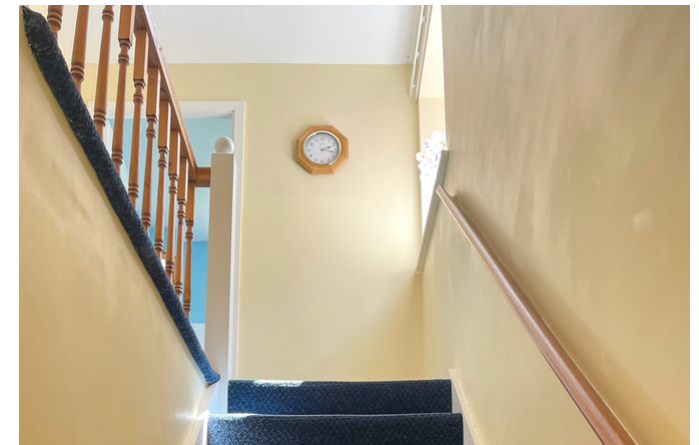
With front aspect double glazed window and radiator, built-in storage.

Bathroom

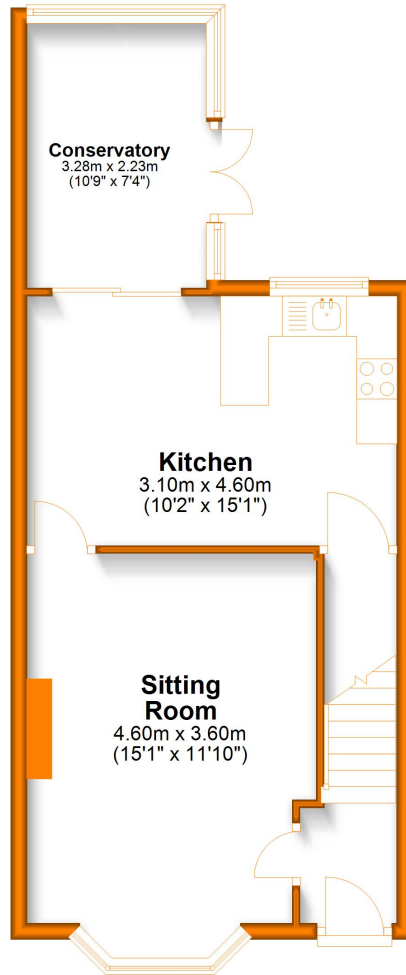
With rear aspect double glazed window, WC, wash hand basin, P shaped bath with shower screen and shower over.

Outside

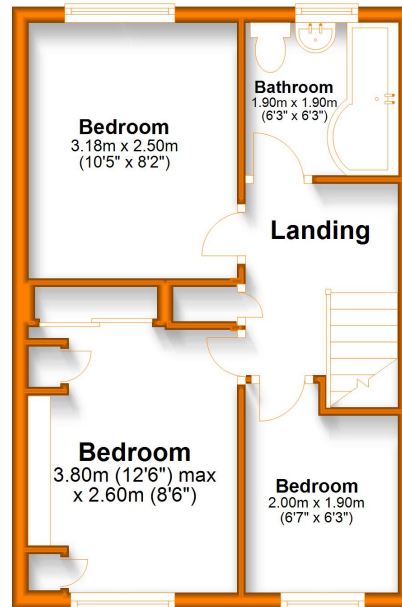
The front of the property is approached via block paved driveway leading to entrance door and attached garage. To the rear of the property is laid mostly to lawn with patio area, door into rear of garage, herbaceous borders with fenced boundaries.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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	

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