



Sallowbed Way, Kempsey, Worcester, WR5 3WP

Offers Over £475,000

 4  2  1



## Summary:

Nestled within the picturesque village of Kempsey, this impressive and executive property, built just five years ago by David Wilson Homes, presents an ideal blend of modern comfort and timeless elegance. Boasting a double-fronted design, this residence captures attention with its contemporary architecture and inviting ambiance. There is approx. 5 years left on the NHBC certificate. The property in brief comprises; lounge, kitchen/diner, utility, w/c, four bedrooms, en-suite and bathroom. The property benefits from gas central heating, double glazing, garage which has been part converted into a office/cinema room, rear garden and parking. Viewing is recommended to appreciate the size and location of this home.

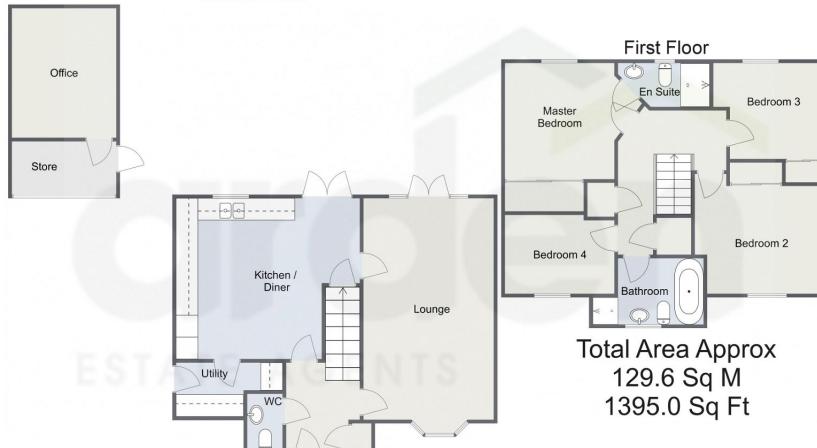
## Description:

Access is gained via front door leading into hallway with stairs to first floor and storage cupboard. Doors radiate to w/c, lounge and kitchen/diner. The lounge goes the full length of the house and has feature bay window with dual aspect windows allowing lots of natural light. Patio doors onto the rear garden. The kitchen/diner is the hub of home, perfect for entertaining family and friends. It offers base and eye level units with roll top work surfaces. Built in appliances to include; extractor fan, hob, double oven, dishwasher, wine fridge and fridge/freezer. Door into utility which offers the same base and eye level units with plumbing for washing machine. Door to outside. To the first floor are four bedrooms with the main bedroom benefiting from floor to ceiling wardrobes and en-suite shower room. Bedroom two and three have fitted wardrobes. The family bathroom offers a four piece white suite with separate bath and shower. Half tiled walls and heated towel rail. The property benefits from gas central heating, double glazing, garage which has been part converted into a office/cinema room, rear garden and parking.

## Outside:

Access is gained via lounge, kitchen/diner and utility. The rear garden has been landscaped and is enclosed by timber panel fencing. Mainly laid to lawn with shrubbed sections and patio area, perfect for garden furniture and alfresco dining. Additional decking





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Executive Detached Family Home
- Lounge and Kitchen/Diner
- Utility and W/C
- Four Bedrooms, En-Suite and Bathroom
- Rear Garden, Garage and Parking
- Kempsey Location



For more information on this house or to arrange a viewing please call the office on:

**01905 958 290**

Alternatively, you can scan the QR to view all of the details of this property online.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC