

Philip Laney & Jolly

1 Freemantle Drive, Kempsey, WR5 3SE

Guide Price £400,000

4 2 2 B

Philip Laney & Jolly Worcester are pleased to present to the market this spacious and versatile four-bedroom link-detached family home, situated on Freemantle Drive in the popular village of Kempsey. Extended in the early 2000s, the property offers generously proportioned accommodation arranged over two floors, with all four bedrooms located on the first floor, making it an excellent choice for families seeking additional living space in a convenient village setting.

Upon entering, the property provides a welcoming layout with two reception areas, including a separate lounge offering a comfortable space to relax. The kitchen has a particularly open and sociable feel, with ample room for everyday family life and entertaining, creating a natural hub of the home. The accommodation continues through to a lovely conservatory, which enjoys plenty of natural light and provides pleasant views over the rear garden, offering an additional reception space to enjoy throughout the year.

To the first floor are four well-proportioned bedrooms, including a particularly spacious principal bedroom suite created as part of the extension, complete with its own en-suite bathroom. The remaining three bedrooms offer excellent flexibility for family accommodation, guests or alternatively a home office or study. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from off-road parking to the front, together with a garage. There is also a separate utility area incorporating a useful WC, providing additional practicality for modern family living.

Situated within the sought-after village of Kempsey, Freemantle Drive is conveniently positioned for local amenities, shops, schools and recreational facilities, whilst also offering excellent access to Worcester and the surrounding areas.

**Entrance Hallway**
Obscure double glazed front door. Radiator and ceiling light point. Stairs rising to first floor. Doors off to:

**Living Room**
Large double glazed bay window. Gas fire inset into fireplace. Three wall lights. Door leading to:

**Kitchen**
Double glazed window to rear looking into conservatory. Matching wall and base units with worksurfaces over. Freestanding oven with extractor fan over and space and plumbing for dishwasher. Sink and drainer. Tiled splashbacks. Pantry/storage. Tiled flooring. Radiator and two ceiling light points. Double glazed French doors into:

**Conservatory**
Double glazed windows to rear and side aspects. Tiled flooring. Two wall lights. Double glazed French doors leading out into rear garden. Two radiators. Leading round to:

**Utility**
Double glazed window to rear aspect. Double glazed door. Door leading to garage. Matching wall and base units with worksurfaces over. Stainless steel sink and drainer. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Wall mounted 'Worcester Bosch' combi boiler. Ceiling light point and radiator.

**W C**
Obscure double glazed window to side aspect. Low level WC. Ceiling light point.

**First Floor Landing**
Airing cupboard. Access to loft (partial boarded with ladder). Ceiling light point. Doors off to:

**Bedroom One**
Double glazed window to front aspect. Built-in wardrobe with window and access to separate loft. Ceiling spotlights and two radiators.























**Ensuite**
Obscure double glazed window to rear aspect. Shower cubicle with mains fed shower. Pedestal wash hand basin and low level WC. Chrome heated towel rail. Ceiling spotlights. Half tiled with tiled flooring.

**Bedroom Two**
Double glazed window to front aspect. Built-in wardrobe. Radiator and ceiling light point.

**Bedroom Three**
Double glazed window to rear aspect. Built-in wardrobe/storage. Radiator and ceiling light point.

**Bedroom Four**
Double glazed window to front aspect. Radiator and ceiling light point.

**Bathroom**
Obscure double glazed window to rear aspect. Panelled bath with electric shower over. Pedestal wash hand basin and low level WC. Half tiled walls. Radiator and ceiling light point.

**Rear Garden**
Initial block paved seating area with steps leading up to lawned garden with planted borders. Enclosed with timber panel fencing and mature hedges. Gated side access and outside tap.

**Garage**
Electric roller door. Outside security lighting. Power and light. Plumbing for sink.

**Parking**
Parking for the property is off road parking for multiple vehicles with access to the garage.

**Tenure Freehold**
We understand that the property is offered for sale Freehold.

**Services**
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

**Floor Plan**
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

**COUNCIL TAX MHDC**
We understand the council tax band presently to be : D
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

**Broadband**
We understand currently that Full Fibre Broadband is being built in this area in the next year.

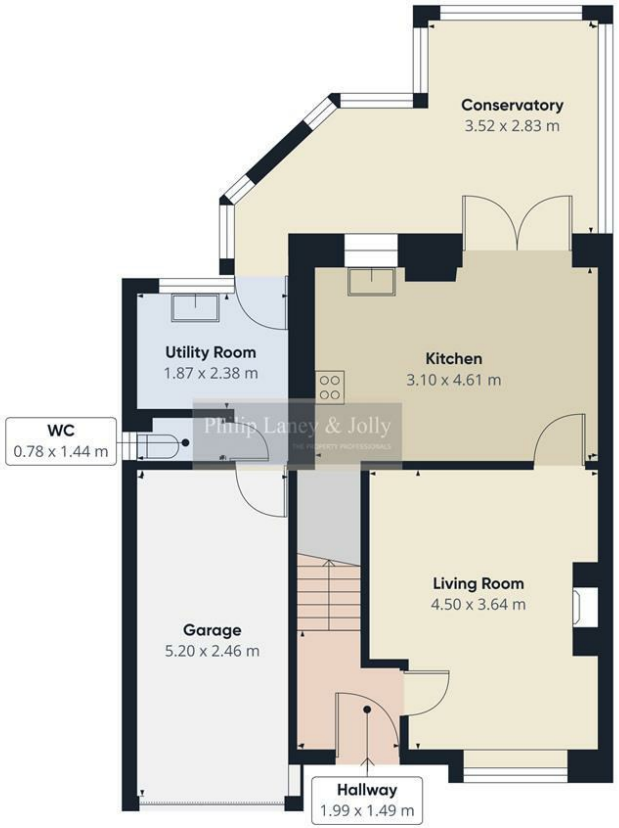
You can check and confirm the type of Broadband availability using the Openreach fibre checker:

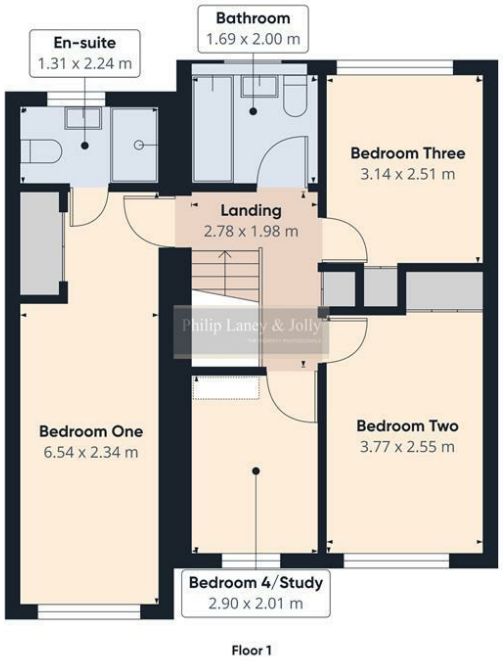
https://www.openreach.com/fibre-checker

**Mobile Coverage**
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

**Verifying ID**
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.



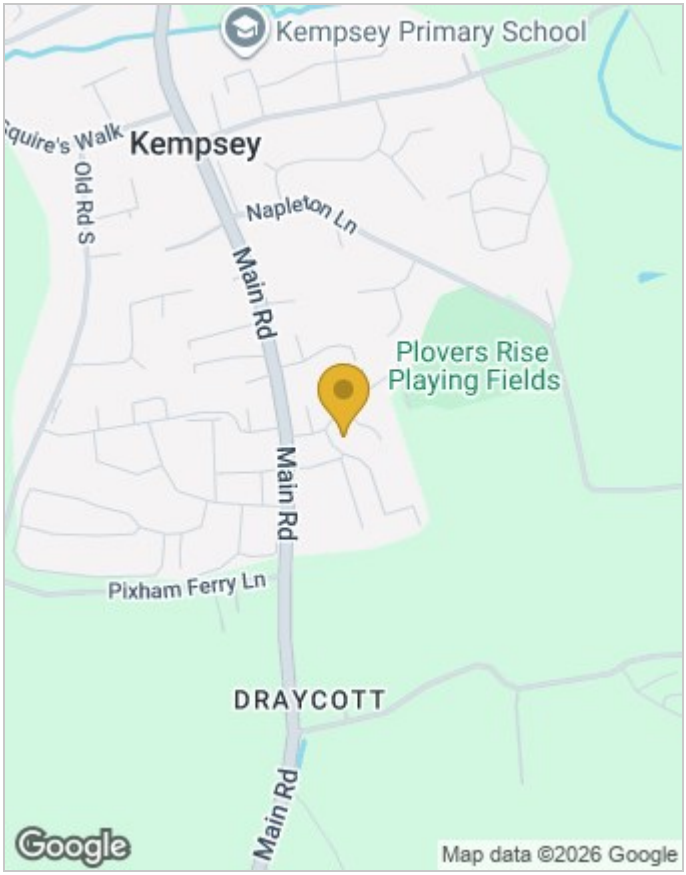

Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

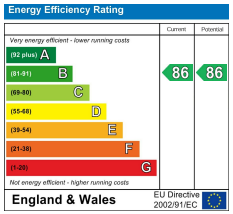
Approximate total area(1)
119.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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