



Lammas Way

WORCESTER

£309,950



3 Bedroom Detached House

Features.

- DETACHED NEW BUILD HOME
- NHBC 10 YEAR WARRANTY
- ENTRANCE HALL AND WC
- BEDROOM ONE WITH EN-SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- GARDEN, GARAGE AND PARKING
- FLOORING INCLUDED
- NO ONWARD CHAIN

Description.

Summary: An opportunity to purchase one of the last remaining plots in Lygon Green situated in the picturesque village of Kempsey. The Ardingham is a three-bedroom detached home finished to Taylor Wimpey's usual high specification and benefiting from having an integral garage offered for sale with full NHBC 10 year guarantee.

Description: The property in brief comprises of; entrance hallway, downstairs WC, kitchen which includes; worktops, splashback and integrated extractor, ceramic hob, space for fridge/freezer and washing machine and removable cupboard to accommodate dishwasher (appliances not included), half glazed door leads to a good size lounge diner with French doors leading to enclosed rear garden. Stairs lead to the landing area with a useful storage cupboard, bedroom one has an en-suite shower room, there are two further bedrooms and family bathroom which has shower over the bath including shower screen and additional tiling. The property further benefits from having flooring throughout (carpet and moduleo), gas central heating and has uPVC double glazing throughout and integral garage. Viewing is recommended to appreciate the location.

Outside: To the front of the property is a tar-mac driveway providing off road parking and leading to a single garage with an up and over door, there is also a lawned area bordered with shrubs. A pedestrian gate to the side of the property leads to the rear garden, which is enclosed by timber panel fencing, the garden is mainly laid to lawn with an initial paved area from the living room doors.

Location: Kempsey is situated to the South of Worcester having a good local primary school and is within the catchment for the popular Hanley Castle High School. Kempsey has a range of local amenities including a local shop with post office, public houses, football club and tennis courts. Kempsey is conveniently located with good access to Worcester, Malvern, Upton-upon Severn and motorway networks. The new Worcester Parkway train station is a ten-minute drive away with direct routes to Birmingham and London.

Rooms:

Hall

Kitchen: 8' 6" x 11' 1" (2.60m x 3.40m)

Lounge/Diner: 20' 9" x 12' 10" (6.33m x 3.92m)

WC 3' 6" x 6' 2" (1.08m x 1.90m)

Stairs To First Floor Landing

Master Bedroom: 10' 4" x 13' 5" (3.17m x 4.10m) max

En Suite: 6' 8" x 4' 11" (2.04m x 1.51m) max

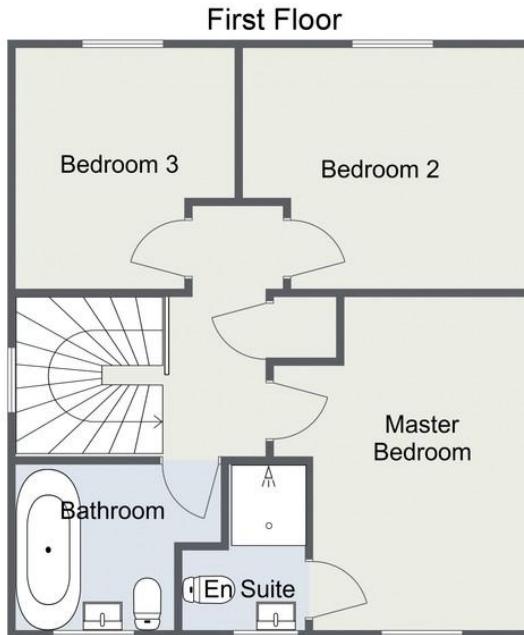
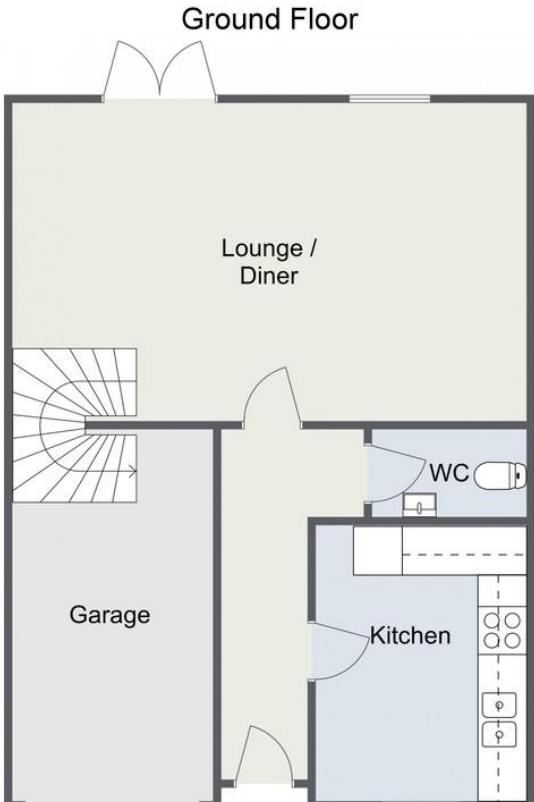
Bedroom Two: 11' 8" x 9' 9" (3.56m x 2.98m) max

Bedroom Three: 8' 10" x 9' 8" (2.70m x 2.97m) max

Bathroom: 8' 3" x 6' 8" (2.53m x 2.05m) max

Garage:

Lammas Way, Kempsey



Total Area Approx
99.6 sq m
1072.1 sq ft

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.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

EPC: B

COUNCIL TAX BAND:

TENURE: Freehold

Annual Service Charge Approx. £191 Per Annum

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

01905 958290

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



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