

**DEDMAN  
GRAY**

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40 The Broadway, Thorpe Bay

In Excess of £1.3m





Located on the sought after Burges estate and situated in The Broadway is this magnificent and spacious 4 double bedroom detached family home with impressive accommodation throughout. To the ground floor is a grand entrance hall, two large reception rooms to the front, cloakroom, a boot and storage room and to the rear is a fantastic contemporary kitchen/family room with a lantern roof and bi-folding doors leading out on to the garden. The first floor offers four double bedrooms with en - suite to master bedroom as well as a luxury 4 piece family bathroom with under floor heating. This family home boasts a lovely garden with raised decking with brick built BBQ, seating area ideal for Alfresco dining and further decking to rear giving access to a Gym 15'6 x 12'10 with bi folding doors and separate workshop. The family home also has a block paved driveway for off street parking. This family home is conveniently located for Thorpe Bay amenities with its array of shops, restaurants and coffee bars in the Broadway, Thorpe Bay mainline railway station, yacht club, golf club and tennis club are all within walking distance and being only a stone's throw from the seafront.

- Magnificent and spacious 4 double bedroom detached family home
- Two receptions and Contemporary kitchen/family room
- Walk in Pantry
- Cloakroom
- Utility Room
- Luxury family 4 piece bathroom
- En - suite to master bedroom
- Gym 15'6 x 12'10 and workshop to rear
- Planning granted for loft extension
- Sought after Burges estate



### Entrance

Storm porch to front with power socket and a hardwood entrance door with obscure double glazed side lights leading to

### Grand Entrance Hall

14' 6" x 10' 1" (4.42m x 3.07m)

A grand and imposing reception hall with luxury vinyl flooring, coving to smooth plastered ceiling, central ceiling rose, full length radiator, stairs leading to the first floor

### Cloakroom

Comprises of a high flush WC, vanity wash hand basin with mixer taps, sensor light, coving to smooth plastered ceiling with downlighters. extractor fan and wall light.

### Boot Room

9' 8" x 7' 8" (2.95m x 2.34m)

Vinyl flooring, smooth plastered ceiling with inset down lighters, fitted coat rail to one side and further storage to the other with drawers, one double radiator and door leading to:

### Storage Room

12' 8" x 7' 9" (3.86m x 2.36m)

Coving to smooth plastered ceiling, racking to both walls and double glazed doors leading to an enclosed water tight further storage room which the vendor store the cushions and garden furniture.

### Lounge

16' 8" x 13' 0" (5.08m x 3.96m)

Spacious and cosy lounge with double glazed bay window to front, feature fireplace with inset log burner, vinyl flooring, coving to smooth plastered ceiling, ceiling rose, one double radiator, panel effect wallpaper and wall lights

### Study

11' 2" x 7' 6" (3.40m x 2.29m)

Double glazed bay window to front, vinyl flooring, coving to smooth plastered ceiling, one radiator





**Kitchen / family room** 28' 7" x 24' 3" (8.71m x 7.39m)

Double glazed window to side, bespoke kitchen with a range of base and eye level units, stone worktop incorporating a stainless steel sink with mixer taps, built in NEFF coffee machine, recess for an American style fridge/freezer, four AEG ovens which are self-cleaning, built in electric AEG hob with large extractor fan above, integrated dishwasher, walk in pantry cupboard with sensor lighting, shelving, inset spice rack, central island with stone worktop and display cabinet below, exposed feature brick wall, breakfast bar with seating for 6 chairs, vinyl flooring, 2 radiators, feature exposed brickwork to one wall with pelmet and lighting, door giving access to personal bar area 5'4 x 3'9 with lighting, wine rack to one wall and further shelving, bi folding doors giving access to the garden, snug area to rear with dual aspects, bi folding doors overlooking the garden, flat roof light, smooth plastered ceiling with down lighters and door giving access to:

**Utility Room**

9' 5" x 8' 5" (2.87m x 2.57m)

Double glazed window to side, butler sink with mixertaps, stone worktop, plumbing for washing machine, base and eye level units, heated towel rail, smooth plastered ceiling with downlighters

**First floor landing**

Obscure double glazed window to side, one radiator, smooth plastered ceiling, loft hatch

**Master Bedroom**

12' 8" x 12' 1" (3.86m x 3.68m)

Double glazed bay window to front, one double radiator, coving to smooth plastered ceiling with down lighters and sliding glass door to

**En - suite shower room**

8' 9" x 3' 5" (2.67m x 1.04m)

Obscure double glazed window to side, walk in shower cubicle with rainfall shower over, low flush WC, vanity unit with mixer taps, extractor fan, smooth plastered ceiling with down lighters, tiled floor





**Bedroom 2**

14' 9" x 10' 7" (4.50m x 3.23m)

Double glazed window to rear, one radiator, coving to smooth plastered ceiling with down lighters

**Bedroom 3**

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to rear, one radiator, coving to smooth plastered ceiling

**Bedroom 4**

12' 9" x 7' 4" (3.89m x 2.24m)

Double glazed window to front, one radiator, coving to smooth plastered ceiling with down lighters

**Family Bathroom**

8' 4" x 7' 6" (2.54m x 2.29m)

Obscure double glazed windows to side, luxury 4 piece bathroom suite comprising of a free-standing double ended bath with mixer taps inset in to wall, low flush WC, wall mounted floating effect vanity unit with mixer taps and storage below, shower cubicle, heated wall mounted towel rail, tiled floor with underfloor heating, smooth plastered ceiling with downlights.





### **Garden**

Lovely sized garden commencing with raised decking with brick built BBQ, access to the storage area where the vendor stores all their summer chairs and cushions, covered built in BBQ area with worktop and hanging facilities for utensils, seating area ideal for Alfresco dining. The garden is lawned with raised flower and shrub borders, external tap and lighting, a path to side gives access to the rear with further decking and access to a Gym 15'6 x 12'10 with bi folding doors, smooth plastered ceiling with downlighters, power and lighting, TV point electric sockets with USB points. There is also a workshop which has power and lighting, smooth plastered ceiling with downlighters and work benches.

### **Front Garden**

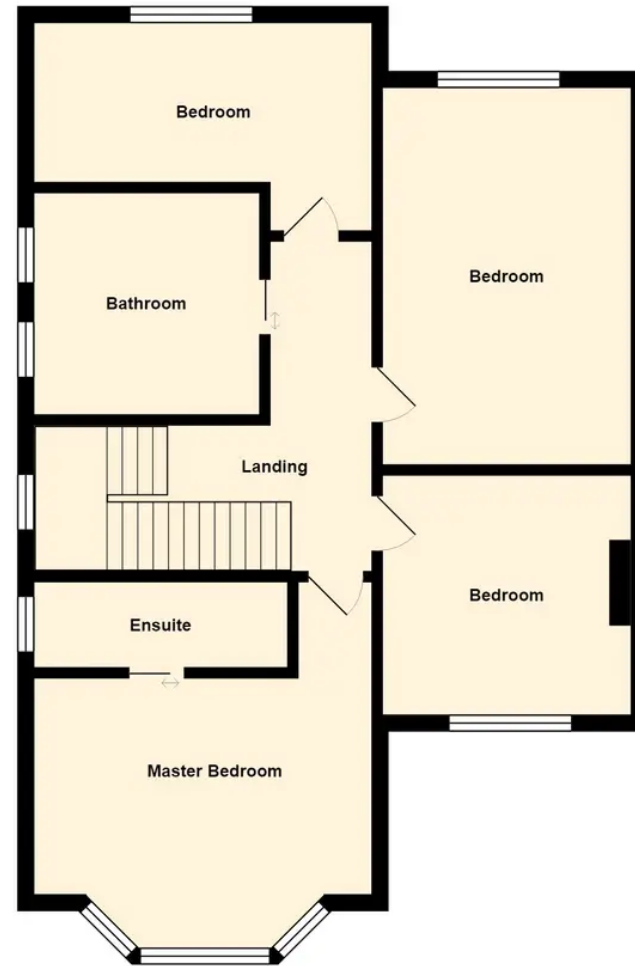
To the front the property offers ample parking with a block paved drive with flower borders and side gate access to the rear

### **Off Road**

3 Parking Spaces

Block paved driveway to front offering off street parking for 3 cars









## Dedman Gray

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