

**DEDMAN
GRAY**

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18 Kingsteignton, Shoeburyness

In Excess of £745,000



Situated on the popular Bishopsteignton and set back off the road we are pleased to offer for sale this large 4 bedroom detached family home with double width garage and being within Bournes Green school catchment area. The good size accommodation to the ground floor has a spacious lounge, separate dining room, fitted kitchen, cloakroom and conservatory and to the first floor 4 good sized bedrooms, with the master having an en-suite bathroom and a further family bathroom. The rear garden is secluded and private and to the front is a large driveway for ample parking and access to the double width garage. Located in a sought after position on the popular Bishopsteignton estate and situated within walking distance of Thorpe Bay Broadway, Station and within easy reach of Thorpe Bay Seafront, Golf course, Tennis and yacht club.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Lovely family home
- Fitted kitchen
- 4 good size bedrooms
- 4 Piece family bathroom
- En Suite bathroom to master bedroom
- Double width garage
- Secluded rear garden

Entrance

Double glazed lead light entrance door and side light and further window to side, door to:

Porch

6' 8" x 4' 5" (2.03m x 1.35m)

Stone floor, lighting and further hardwood door and glazed side light to:

Entrance Hall

Stairs to first floor, built in double cupboard, radiator with ornate cover, wall mounted thermostat for gas central heating, coving to textured ceiling and door giving access to garage.

Cloakroom

Obscure double glazed lead light window to side, low flush WC, vanity wash hand basin with mixer taps and tiled splashbacks, one radiator, coving to textured ceiling.

Lounge

23' 1" x 12' 6" (7.04m x 3.81m)

Double glazed lead light window to front, 3 double radiators, coving to textured ceiling, lead light window to rear and door giving access to conservatory and further double doors to:



Dining Room

12' 1" x 10' 6" (3.68m x 3.20m)

Double glazed lead light window to rear overlooking the rear garden, one radiator, coving to textured ceiling.



Kitchen

12' 11" x 10' 6" (3.94m x 3.20m)

Double glazed lead light window to rear with views over the garden, a range of base and eye level units with built in 4 ring electric hob with extractor fan above, separate oven, integrated NEFF dishwasher and fridge/freezer, stainless steel sink unit with mixer taps inset to worktop, one radiator, lino flooring, coving to textured ceiling, further corner base level cupboard housing boiler for hot water and gas central heating (not tested) and obscure double glazed window to side.





GARDEN

Crazy paved patio that leads to a lovely and secluded rear garden which is laid to lawn with flower and shrub patio area to rear with shed, the property has an external tap and power socket and side gate access, There is a further shed and patio area to the side of the house.

GARAGE

Single Garage

16'8 x 15'4 Double width garage with double wooden doors to front, textured ceiling with strip light, plumbing for washing machine, base and eye level units housing gas and electric meters, door giving access to entrance hall.





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