

**DEDMAN
GRAY**

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80 St. Augustines Avenue, Thorpe Bay

In Excess of £655,000



We are delighted to bring to the market with no onward chain, this spacious 3 bedroom detached bungalow which offers generous sized bedrooms and bathroom with separate WC and being located in one of the most sought-after roads on the ever-popular Burges estate within walking distance of Thorpe Bay Broadway, mainline railway station and seafront. The accommodation comprises of an L- shaped entrance hallway with storage cupboards, a fitted kitchen with side door access and the kitchen is open plan to the dining area a bathroom with separate WC and the lounge is to rear with patio doors leading out onto the lovely rear garden The property has a good sized lawned rear garden to rear with shed to remain and to the front ample space for off street parking and access to a single garage.

- Sought after location
- 3 bedroom detached bungalow
- 2 receptions rooms
- Fitted kitchen
- Bathroom with separate WC
- Garage and off street parking
- Lovely rear garden
- Close to local shops in The Broadway

Entrance

Obscure double glazed entrance door leading to porch with further glazed door to

Entrance Hall

One radiator, built in double cupboard with storage above, further single cupboard housing gas and electric meter and storage above, thermostat control switch, storage cupboard housing lagged copper cylinder, textured ceiling with loft hatch

Lounge

15' 3" x 12' 8" (4.65m x 3.86m)

Double glazed Sliding patio doors over looking the garden, dado rail, coving to textured ceiling, one double radiator

Kitchen

12' 6" x 7' 2" (3.81m x 2.18m)

Double glazed window to side, obscure double glazed door leading to side, enamel sink unit with mixer taps inset to worktop, a range of base and eye level units, built in Baumatic 4 ring gas hob with extractor fan above and oven below, recess for fridge/freezer, plumbing for washing machine, integrated dish washer, wall mounted gas boiler for hot water and gas central heating (not tested) and open plan to

Dining Room

11' 9" x 7' 3" (3.58m x 2.21m)

Double glazed lead lite window to rear with views over looking the garden, one double radiator, textured ceiling

Bedroom 3

11' 3" x 9' 7" (3.43m x 2.92m)

Increasing to 10'6 into recess, Double glazed lead lite window to side, one radiator, coving

Bedroom 2

11' 3" x 9' 8" (3.43m x 2.95m)

Double glazed lead lite window to front, one radiator, Coving

Bedroom 1

12' 9" x 12' 9" (3.89m x 3.89m)

Double glazed lead lite bay window to front, one double radiator, fitted wardrobe and bedside cabinets, texture ceiling

Bathroom

Obscure double glazed window to side, panelled bath with mixer taps and Triton T80 shower over, one radiator, vanity unit with mixer taps, one radiator, wooden flooring, smooth plastered ceiling

Separate WC

Obscure double glazed window to side, one radiator. low flush WC, smooth plastered ceiling





GARDEN

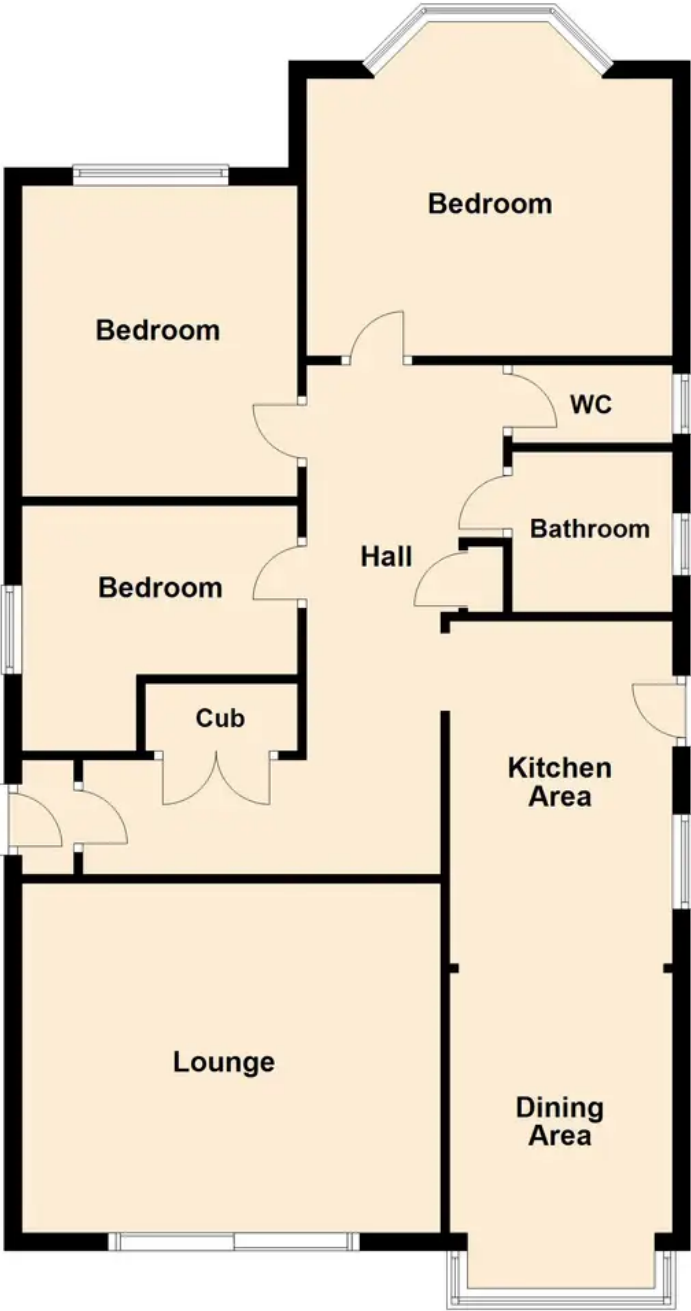
Lovely garden commencing with a crazy paved patio with side gate access and external tap to side, 2 brick built storage sheds. The garden is mainly laid to lawn with flower and shrub borders with shed to rear, door giving access to garage

GARAGE

Single Garage

Garage measures 18'1 x 7'8 with up and over door to front, power and lighting, window to rear over looking the garden and door leading to patio

Floor Plan



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