



**DEDMAN
GRAY**

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4 Waterhale, Thorpe Bay

In Excess of £850,000



We are privileged to offer for sale this fantastic 3 bedroom, 2 reception detached Goldsworthy bungalow situated in a sought after location in a cul de sac position with an amazing rear garden.

The property offers a large reception hallway, 3 bedrooms, 2 good sized receptions rooms with both overlooking the perfectly manicured rear garden, a fully fitted kitchen with quartz worktop and small breakfast bar, modern bathroom suite with underfloor heating and further separate WC and a block paved driveway to front for off street parking and access to the garage.

Waterhale is a beautiful no through road in a sought after residential location within the heart of Thorpe Bay offering easy access to Thorpe Bay Broadway, Thorpe Bay station and seafront. The property also benefits from being located within the Bournes Green school catchment area.

Tenure: Freehold

- Beautiful detached Goldsworthy bungalow
- Sought after residential location
- Three bedrooms
- Two reception rooms with views overlooking the garden
- Fitted kitchen with quartz worktops
- Modern bathroom suite with underfloor heating
- Private cul de sac position
- Perfectly manicured rear garden
- Block paved driveway for off street parking and access to single garage

Entrance

Obscure double glazed lead lite entrance door to

Entrance porch

6' 2" x 5' 8" (1.88m x 1.73m)

Coving to smooth plastered ceiling and further glazed lead lite door and side light to

Entrance Hall

12' 2" x 7' 9" (3.71m x 2.36m)

Wooden flooring, one double radiator, coving to smooth plastered ceiling, loft hatch with drop down ladder, built in cupboard housing lagged copper cylinder and further storage cupboard both with storage above

Bedroom 1

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed lead lite window to front and further one to side, wooden flooring, smooth plastered ceiling, fitted wardrobe to one wall with inset draws, lead lite door and matching bedside cabinet

Bedroom 2

14' 8" x 11' 3" (4.47m x 3.43m)

Double glazed lead lite window to front and side, wooden flooring, one double radiator, smooth plastered ceiling

Bedroom 3

9' 1" x 7' 9" (2.77m x 2.36m)

Obscure colour glazed lead lite window to side, wooden flooring, one double radiator, coving to smooth plastered ceiling - vendor is currently using this room as an office

Lounge

17' 9" x 13' 5" (5.41m x 4.09m)

Spacious lounge with double glazed lead lite window to front and rear, feature red brick fireplace with gas stove burner, smooth plastered ceiling and double glazed sliding patio doors leading over looking the rear garden and you have an arch leading to





Dining Room

11' 8" x 9' 9" (3.56m x 2.97m)

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

Bathroom

8' 7" x 6' 6" (2.62m x 1.98m)

Obscure double glazed window to side, panelled bath with mixer taps and shower attachment, single shower cubicle with mixer taps and shower attachment and further rainfall shower over, vanity wash hand basin with mixer taps and draws below, low flush WC, tiled floor with under floor heating and a further heated towel rail, coving to smooth plastered ceiling with down lighters

Separate WC

Obscure double glazed window to side, low flush WC vanity unit with mixer taps, one radiator, coving to smooth plastered ceiling with down lighters

Kitchen

14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed lead lite window to rear and double glazed door giving access to side, a modern fitted kitchen with quartz worktop with inset stainless steel sink unit with mixer taps, inset dishwasher and plumbing for washing machine, recess for a fridge/freezer, built in 4 ring NEFF electric hob with Siemens extractor hood over, built in NEFF oven, small breakfast bar with quartz worktop, karndean flooring, one radiator, smooth plastered ceiling with down lighters and further double glazed lead lite door leading to the garden



GARDEN

This bungalow comes with a lovely sized perfectly manicured rear garden commencing with a patio leading to the lawned garden with flower shrub borders, personal raised brick built seating area and a path that leads to a summer house measuring 11'7 x 11'8 with wooden flooring lead light windows power and lighting and the garden offers a further patio to side and side gate access external lighting. To the other side there are brick built coal bunkers that are used for storage and access to the garage.

GARAGE

Single Garage

Remote electric roller up and over door to front, housing gas and electric meters, wall mounted boiler for hot water and gas central heating, loft hatch and light, glazed window to rear and glazed personnel door to leading to the garden. The front has a block paved driveway providing ample further parking and access to the garage.

Floor Plan



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