

**DEDMAN
GRAY**

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77 The Broadway, Thorpe Bay

Thorpe Bay

Guide Price **£1,150,000**



**** GUIDE PRICE £1.150m to £1.250m **** Located on the sought after Burges estate and situated along The Broadway is this magnificent and spacious 4 double bedroom detached family home with impressive accommodation throughout. To the ground floor is a spacious entrance hall, three reception rooms, cloakroom, utility room and a lovely fitted kitchen with doors leading out on to the decking, The first floor offers four double bedrooms with en-suites to 2 of the bedrooms as well as a luxury family bathroom with underfloor heating. This family home boasts a lovely west backing landscaped garden with raised decking ideal for Alfresco dining and to the front a block paved driveway for ample off street parking and access to the single garage with electric roller door. 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. Council Tax band: F

Tenure: Freehold

Entrance

Secure solid wood front door with obscure glazed insert opens into storm porch with windows to the front. A further solid wood front door opens directly into :

Entrance Hall

12' 2" x 6' 9" (3.71m x 2.06m)

A spacious reception hall with stairs rising to the first floor accommodation, two double radiators, coving to smooth plastered ceiling with inset speaker and a large walk in cupboard, stairs leading to the first floor

Study

11' 4" x 4' 3" (3.45m x 1.3m)

Double glazed window to front, one double radiator, smooth plastered ceiling with downlighters, built in double wardrobe and space for a desk / work station.

Snug Room

13' 6" x 11' 5" (4.11m x 3.48m)

Double glazed window to front, one double radiator, smooth plastered ceiling with down lighters, Bespoke storage / entertainment unit to one wall with recessed space for TV and inset electric fire (non-heat). Alcove shelving.

Lounge

26' 6" x 15' 9" (8.08m x 4.8m)

Double glazed door and windows to rear giving access to the rear west backing garden, coving to smooth plastered ceiling with down lighters, Velux windows rain, sensors and electric opening / closing, door to the kitchen and further courtesy door opens into the integral garage.



Kitchen

25' 8" x 11' 6" (7.82m x 3.51m)

The kitchen comprises a bespoke range of base, full height and eye level storage units complimented by the Granite work surfaces with undermount sink and inset mixer tap. Matching Granite upstands. Integrated appliances include dishwasher, 2 x ovens and microwave. Inset gas hob under with extractor. Space for American fridge/freezer. Central island with under storage and breakfast bar return with space for stools. Door links with rear lounge. High level window to side. Double doors to rear open directly into the raised decked entertaining area. Low level access to understairs storage. Under floor heating.

Utility Room

7' 1" x 6' 2" (2.16m x 1.88m)

Obscure double glazed door to side and window, granite worktop with inset stainless steel sink unit with mixer taps, plumbing for washing machine, eye level cupboards, smooth plastered ceiling with inset down lighters, recess area to side with wall mounted heated towel rail.

Landing

Obscure double glazed window to side, coving to smooth plastered ceiling with downlighters, one double radiator and built in double cupboard, loft hatch.

Bedroom 1

15' 3" x 14' 7" (4.65m x 4.45m)

Double glazed patio doors to rear with Juliet balcony with views over looking the rear garden, fitted wardrobe, coving to smooth plastered ceiling with down lighters and door leading to:

En - suite shower room

Obscure double glazed window to side, walk in shower cubicle, twin double vanity sink unit with mixer taps, low flush WC, smooth plastered ceiling with down lighters.





Bedroom 2

14' 4" x 9' 4" (4.37m x 2.84m)

Double glazed window to front, fitted wardrobe to one wall, one double radiator, smooth plastered ceiling with down lighters and door to:

Bedroom 3

13' 5" x 7' 7" (4.09m x 2.31m)

Double glazed window to rear, one double radiator, fitted double wardrobe with mirror doors, coving to smooth plastered ceiling

Bedroom 4

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed window to front, one double radiator, coving to smooth plastered ceiling.

Luxury Bathroom

11' 8" x 8' 1" (3.56m x 2.46m)

Double width walk in shower enclosure with glass screen, bath with shower attachment, vanity wash hand basin with under storage and a low level W.C. with concealed cistern. Chrome towel radiator. Extractor fan. Obscure glazed window to side. Underfloor heating.

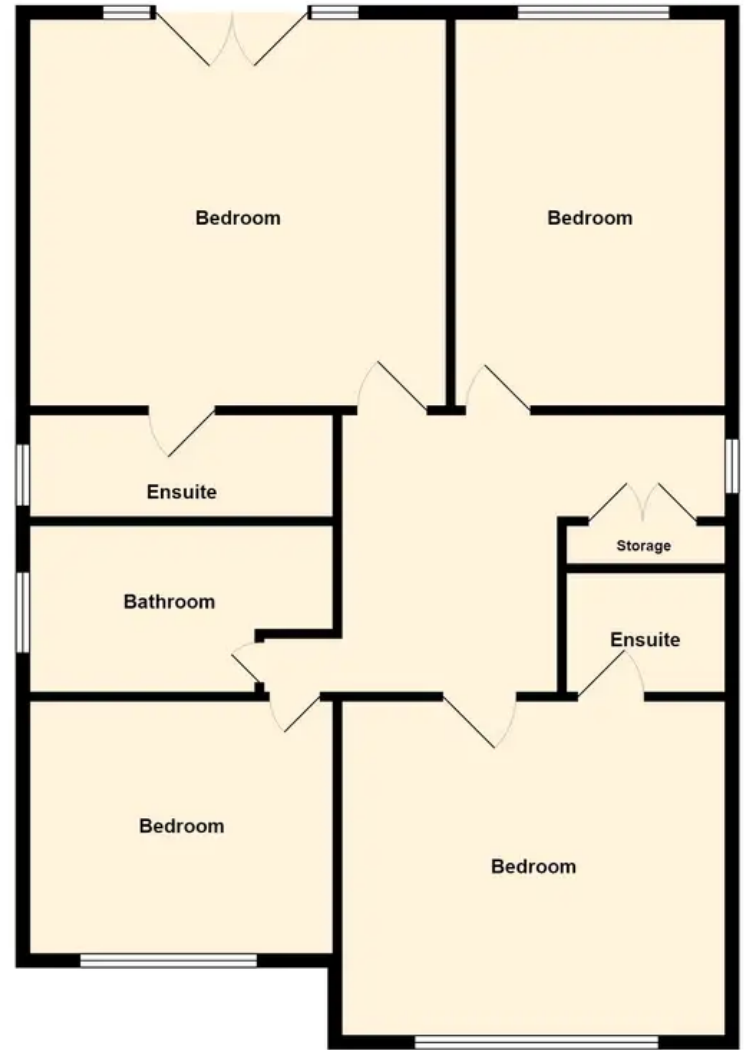
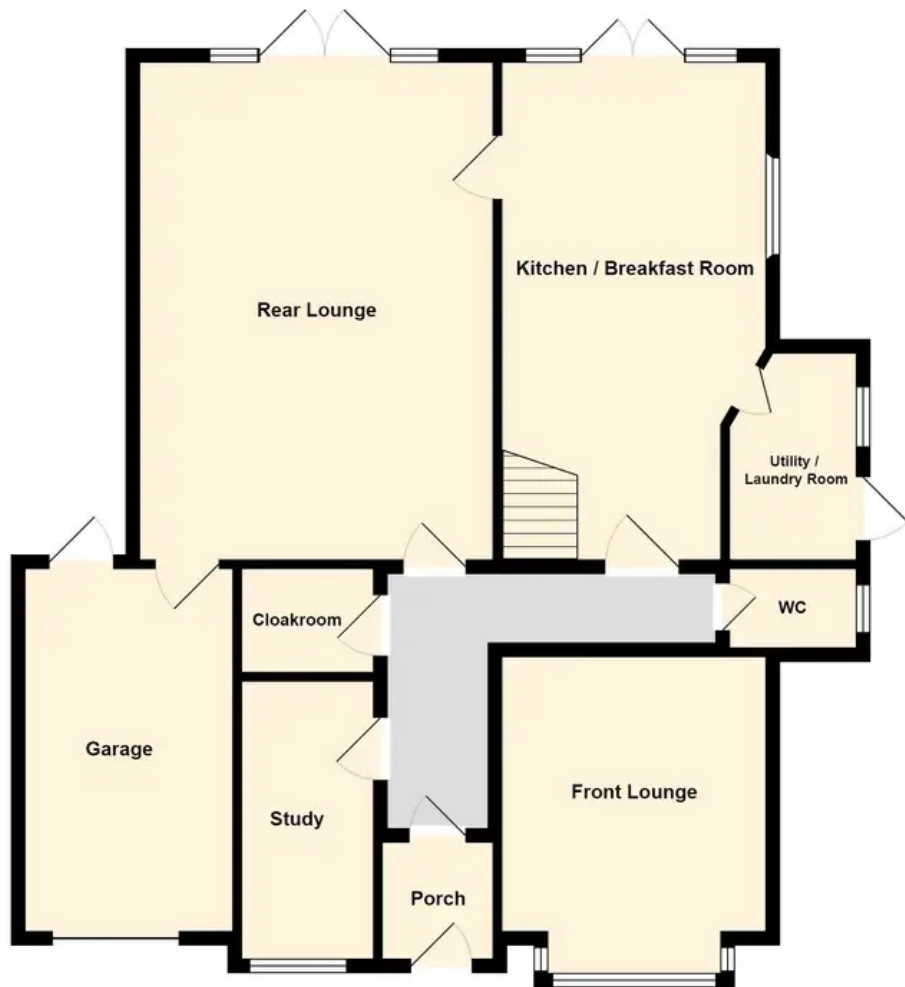
Garden

The landscaped rear garden commences from the back of the property with a raised decked area which is perfect for entertaining. The remainder is laid mostly to lawn and is complimented by the established planted borders with a mix of mature trees and shrubs. Timber sheds to remain. Gated side access to front and a courtesy door links with the back of the garage.

GARAGE

Single Garage

Electric roller shutter door. Power and lights. Internal doors link with the main property via the rear lounge and also the rear garden via the side.



All measurements are approximate and for display purposes only



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