

**DEDMAN
GRAY**

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2 Butterys, Thorpe Bay

Thorpe Bay

£495,000



Impressively spacious three / four bedroom semi detached family home located in a popular area of Thorpe Bay and in the Greenways school catchment area. The accommodation is spacious with entrance porch, entrance hall, ground floor w.c, dual aspect lounge, dining room leading onto the rear garden, fitted kitchen and the first floor there are three bedrooms and a family bathroom. Further benefits include double glazed windows throughout, gas central heating, good sized drive leading to a garage and an independent driveway Buttery's is sought after residential location within the popular Thorpe Greenways school catchment area also located close to Southchurch Park and the seafront for it promenade walks. The C2C rail links serving London's Fenchurch Street line are close and local bus stops within a short walk.

Council Tax band: D

Tenure: Freehold

- Spacious 3 / 4 bedroom semi detached family home
- Lounge / diner with doors leading out onto the rear garden
- 3 Bedrooms, 2 receptions rooms & dining room
- Fitted Kitchen
- Downstairs WC
- Family bathroom
- Potential for extension, STPC
- Double glazed windows
- Greenways school catchment
- Detached garage and driveway for off street parking

Entrance

Entrance - Upvc part glazed door leads to:-

Entrance Porch

5' 11" x 3' 11" (1.8m x 1.19m)

Double glazed windows to front and side aspect. Tiling to floor. Further door to:-

Entrance Hall

Laminate wood flooring. Telephone point. Large storage cupboard which houses the combi boiler and consumer units currently used as a cloakroom. Stairs to first floor. Doors to:-

WC

Tiling to floor and wall area. Double glazed obscure window to the side. The white suite comprises a dual flush w.c and wall mounted porcelain sink.

Dining Room / Bedroom 4

16' 4" x 7' 12" (4.98m x 2.44m)

Large double glazed window to the front. Radiator. Laminate flooring.

Kitchen

13' 2" x 10' 10" (4.01m x 3.3m)

Double glazed window overlooking the rear garden. Double glazed door leading onto the garden. The kitchen comprises Shaker style wall and base level units. Tiled worktops. Inset four ring gas hob with gas oven underneath. Breakfast table to side. Space for a washer/dryer and dishwasher. Radiator. Tiling to walls. Laminate flooring. Space for a American fridge/freezer.

Dual Aspect Lounge

32' 11" x 11' 6" (10.03m x 3.51m)

Coving to ceiling edge. Double glazed window to the front and double glazed sliding doors to the rear and a further double glazed window overlooking the patio to the rear. Wood flooring throughout. TV and telephone points. Two radiators.

First Floor Landing

Double glazed window to the rear. Storage cupboards. Laminate wood effect flooring. Telephone point. Loft access.





Bedroom 1

12' 8" x 12' 10" (3.86m x 3.91m)

Double glazed window to the front. Built in double storage with potential for further built in storage if necessary. Large White wardrobe. Radiator. Laminate wood effect flooring.

Bedroom 2

12' 8" x 11' 12" (3.86m x 3.66m)

Double glazed window to the front. Built in double storage with potential for further built in storage if necessary. Radiator. Wood laminate flooring.

Bedroom 3

9' 1" x 8' 2" (2.77m x 2.49m)

Double glazed window to the rear overlooking the garden. Laminate wood flooring. Radiator.

Family Bathroom

8' 12" x 5' 11" (2.74m x 1.8m)

Smooth ceiling with inset downlighters. Radiator. The modern white suite comprises dual flush w.c, sink unit with vanity unit under and panelled bath with hand held shower and shower screen. Obscure double glazed window the rear. Further obscure double glazed window to the side. Shaver point.

Rear Garden

Secluded rear garden measuring 47ft, commencing with a patio area. The rest is mainly laid to lawn with mature shrubs to borders. Side access, external security lights an external tap. Two brick built storage sheds with lighting and eye level cupboard for storage. Courtesy door to garage.

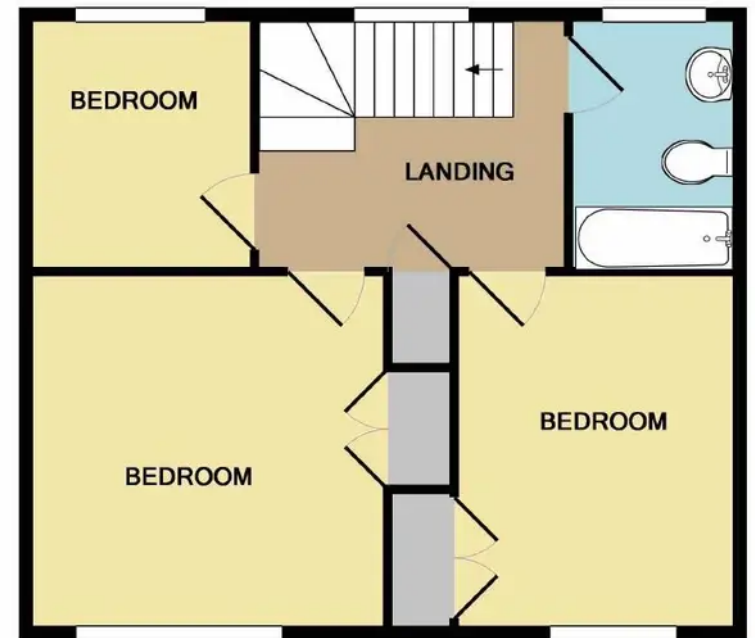
Front Garden

The property benefits from a large front garden giving the opportunity for further parking and an independent driveway which has recently been re-furbished leading to the garage.

Garage - 16'10 x 10'5 (5.13m x 3.18m) - Up and over door. Power and light connected.



GROUND FLOOR
APPROX. FLOOR
AREA 947 SQ.FT.
(88.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1472 SQ.FT. (136.7 SQ.M.)
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