

**DEDMAN
GRAY**

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106 Maplin Way, Thorpe Bay

Thorpe Bay

In Excess of **£510,000**



Spacious 4 bed semi-detached family home with 2 reception rooms, fitted kitchen, conservatory and off-street parking. Close to seafront and local shops. Impressive rear garden with off-street parking. Front hardstanding area for 1 vehicle. Perfect coastal living location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious 4 bedroom semi detached family home
- Two reception rooms
- Fitted kitchen
- Conservatory
- Ground floor shower room
- Family bathroom
- Off street parking to the front
- Close to the seafront
- Easy access to local shops in The Broadway

Entrance

uPVC double glazed door with side light to:

Entrance Hall

Stairs leading to the first floor, smooth plastered ceiling, one radiator, thermostat control switch.

Lounge

15' 9" x 11' 3" (4.80m x 3.43m)

Double glazed window to front, coving to smooth plastered ceiling, fireplace with inset log burner and door leading to:

Dining Room

11' 1" x 9' 9" (3.38m x 2.97m)

Coving to smooth plastered ceiling, one radiator and open plan to:

Conservatory

9' 5" x 8' 8" (2.87m x 2.64m)

Window to rear and side and door to side giving access to the garden.

Kitchen

11' 5" x 8' 9" (3.48m x 2.67m)

Double glazed window to rear with views overlooking the garden, range of base and eye level units, butler sink with mixer taps inset to worktop, 7 ring gas hob with extractor fan above, integrated dishwasher and washing machine, recess for a fridge/freezer, tiled floor and door leading to:

Inner Hall

7' 2" x 4' 3" (2.18m x 1.30m)

Wooden flooring, double glazed door to rear leading to the garden, smooth plastered ceiling with spot lights, wall mounted boiler for the hot water and gas central heating and door to

Ground Floor Shower Room

7' 1" x 3' 7" (2.16m x 1.09m)

Obscure double glazed window to side, shower cubicle, low flush WC, wash hand basin with mixer taps, heated towel rail, smooth plastered ceiling with downlighters.





GARDEN

Garden is laid to lawn with flower and shrub borders

FRONT GARDEN

Hard standing area for off street parking and the rear is laid to lawn and side gate access leading to the rear garden

OFF ROAD

1 Parking Space

Hardstanding area to front for one vehicle



Dedman Gray

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