

**DEDMAN
GRAY**

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105 St. James Avenue, Thorpe Bay

Offers In Excess of £700,000



Spacious 3-bed detached bungalow in sought-after Burges estate. Generously-sized bedrooms, spacious kitchen, large lounge/diner, conservatory. Lovely west backing garden, paved patio, well-maintained lawned area. In/out drive, garage, shed, side access. Close to amenities, train station.

Tenure: Freehold

- Detached bungalow
- Three bedrooms
- Spacious kitchen
- Large Lounge/diner
- 4 Piece bathroom
- Conservatory
- In/out drive and Garage
- Close to amenities in The Broadway and Station
- Popular Burges estate

Entrance

uPVC glazed lead light entrance door and side lights to:

Entrance Hall

Parquet flooring, double radiator, coving to smooth plastered ceiling, loft hatch.

Bedroom 1

13' 1" x 12' 8" (3.99m x 3.86m)

Double glazed lead light bay window to front, further stained obscure lead light window to side, wooden flooring, fitted wardrobes to one wall with sliding mirror doors, double radiator, coving to smooth plastered ceiling.

Bedroom 2

12' 7" x 12' 6" (3.84m x 3.81m)

Double glazed lead light bay window to front, further stained obscure lead light window to side, wooden flooring, fitted wardrobes to one wall with sliding mirror doors, double radiator, coving to smooth plastered ceiling.

Separate WC

Obscure double glazed window to side, tiled floor and walls, low flush wc, wash hand basin, smooth plastered ceiling.

Bathroom

8' 2" x 6' 1" (2.49m x 1.85m)

Obscure double glazed window to side, panelled bath with mixer taps and shower attachment, separate shower cubicle, low flush wc, wash hand basin, vinyl flooring, tiled walls, smooth plastered ceiling with downlights, radiator.

Kitchen

12' 9" x 10' 3" (3.89m x 3.12m)

Good size kitchen with a range of base and eye level units with concealed lighting, rolled edge worktops with inset Hotpoint 4 ring electric hob with extractor fan above, separate built in Indesit oven with grill above, plumbing for washing machine, further cupboards to one wall with integrated fridge/freezer, lino flooring, ornate coving to smooth plastered ceiling with inset downlights and arch to a further addition to the kitchen.

Lounge/Diner

26' 1" x 13' 4" (7.95m x 4.06m)

Narrowing to 11'9. Double glazed sliding patio doors, one giving access to the garden and the other to the conservatory, obscure double glazed window to side, two radiators, coving to smooth plastered ceiling, fireplace.

Conservatory

13' 2" x 9' 5" (4.01m x 2.87m)

Double glazed window to rear and side with views overlooking the garden, tiled flooring, power point, radiator, double glazed doors to rear garden and side onto the paved patio.





Rear Garden

A lovely west backing garden with paved patio leading to lawned garden with flower and shrub borders, external lights, power point and access to the garage. Shed to the rear to remain, side access.

Front Garden

Block paving, in and out driveway. Side gate access.

Garage

Single Garage

In and out driveway leading to attached garage with up and over door.

Floor Plan



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