



**DEDMAN  
GRAY**

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43 Thurston Avenue, Southend-On-Sea

£570,000



Situated on the popular Wick estate is this spacious 4 bedroom detached family home with 2 bathrooms. It offers good size accommodation having a 17'5 lounge to rear with views overlooking the garden, separate dining room, study & conservatory, a fitted kitchen, ground floor bathroom with separate WC and to the first floor 2 further bedrooms and second bathroom. The property has a lovely west backing rear garden with raised patio ideal for Alfresco dining. To the front large driveway providing ample off street parking for multiple vehicles. The Wick estate is conveniently located for access to local shops in the Broadway and Thorpe Bay station and bus routes to all local amenities. There are also shops along the busy Southchurch Road.

- Popular Wick Estate
- 4 bedrooms
- Large entrance hall
- 3 reception rooms
- 2 Bathrooms
- Fitted kitchen
- Conservatory
- West backing garden
- Off street parking to front

#### **Entrance Lobby**

Approached via UPVC double glazed front door and windows, tiled floor, original inner oak panelled front door leading to the reception hall.

#### **Reception Hall 24' 0" x 7' 6" (7.32m x 2.29m)**

This spacious and inviting reception hall has a turning staircase leading to the first floor with ornate balustrade and spindles, storage cupboard below, feature brickwork fireplace with delve shelf, slatted walls, radiator.

**Bedroom 1** 16' 0" x 9' 9" (4.88m x 2.97m)

plus an extensive range of modern built in wardrobe cupboards, bed recess, bedside cabinets and illuminated shelves either side, wide double glazed bay window to front, radiator.

**Bedroom 2** 12' 0" x 11' 2" (3.66m x 3.40m)

Double glazed window to front, radiator, picture rail.

**Office**

Double glazed window to side, original herringbone pattern wood flooring, picture rail and radiator

**Kitchen** 16' 6" x 8' 6" (5.03m x 2.59m)

Approach via glazed double doors from the reception hall.

Fitted with a modern range of cream shaker style fronted units and rolled edge work surfaces with inset stainless steel sink unit with mixer tap, range of cupboards and drawers below, built-in dishwasher with matching decor panel, space and plumbing for washing machine and tumble dryer, further rolled edge work surface with inset four ring ceramic hob with stainless steel extractor above and stainless steel under oven, further cupboards and drawers below. Matching three quarter height storage cupboard housing service meters, recess for fridge/freezer, range of wall mounted storage cabinets incorporating china display cabinets, part tiled walls, 'Amtico' style tiled floor, recess ceiling lighting, double glazed windows to front and side, double glazed door to side giving access to front and rear.

**Bathroom 1**

Fitted with a modern white suite comprising of panelled bath with mixer tap, pop up waste and shower attachment, separate fully tiled corner shower cubicle, vanity unit with wash basin, mixer tap, cupboards below, fully tiled walls, tiled floor, chrome heated towel rail, double glazed window to side.

**Separate WC**

Modern white suite comprising low flush WC, wall mounted wash basin, fully tiled walls, tiled floor, chrome heated towel rail, double glazed window to side.





**Lounge** 17' 5" x 11' 6" (5.31m x 3.51m)

This bright and spacious living room enjoys a dual aspect with double glazed windows to side and wide double glazed bay window framing lovely views across the rear garden, contemporary natural stone fireplace with stone effect gas fire and accent lighting, beam ceiling, delve shelf, two radiators.

**Dining Room** 14' 7" x 13' 0" (4.45m x 3.96m)

Good size formal dining room, wood effect flooring, radiator, coved ceiling, wall mounted feature fire, wide opening to :

**Conservatory** 14' 5" x 9' 8" (4.39m x 2.95m)

Modern lean to style UPVC conservatory with double glazed windows and French double doors framing lovely views across the rear garden, wood effect flooring, designer radiator, light and power.

**First Floor Landing**

Good size landing with access to loft/storage space with gas fired central heating boiler, double glazed sky light window to front, doors to;

**Bedroom 3** 20' 7" x 11' 6" (6.27m x 3.51m)

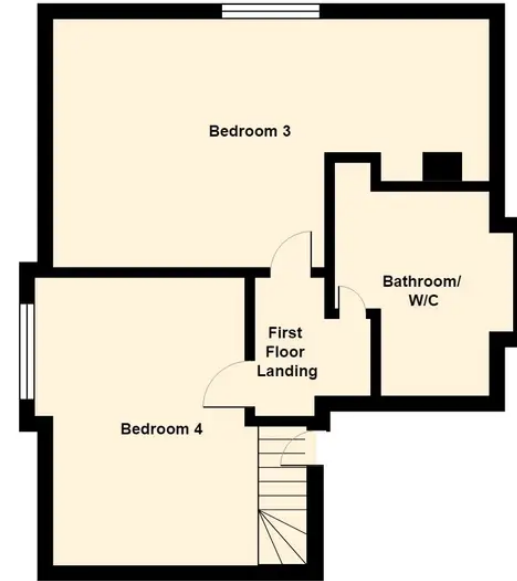
Spacious bedroom enjoying a dual aspect with double glazed sky light window to side, double glazed window overlooking the rear garden, radiator, access to loft space.

**Bedroom 4** Double glazed window to side, one radiator

**Bathroom 2** Fitted with a modern white suite comprising of panelled bath with mixer tap, pop up waste and shower attachment, separate fully tiled corner shower cubicle, vanity unit with wash basin, mixer tap, cupboards below, fully tiled walls, tiled floor, chrome heated towel rail, double glazed window to side.

**Garden** - Property benefits from a large West backing rear garden which is well established and un-overlooked laid mainly to lawn, with planted beds and borders, fish pond, extensive natural stone paved patio areas, aluminium framed greenhouse, timber garden shed, outside lighting, external power point, cold water tap, side entrance.

**Off Road** - 1 Parking Space. Natural stone paved driveway providing ample off road parking.



All measurements are approximate and for display purposes only



## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

