

**DEDMAN
GRAY**

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70 Wansfell Gardens, Thorpe Bay

In Excess of £900,000



Stunning extended 4-bed Goldsworthy house in sought-after school catchment area. Impressive reception hall, spacious lounge & open plan kitchen/family/dining room. Large west-facing garden with Millboard decking & landscaped lawn. Gym, in/out driveway & electric car charging point.

Council Tax band: F

- Stunning Extended 4 Bedroom Detached Goldsworthy house
- Reception hall and ground floor cloakroom
- Spacious lounge
- Backing onto playfields with wonderful open views
- En suite shower room plus luxury family bathroom
- Large west backing garden
- Bournes Green school catchment
- Garage plus in/out driveway
- Large open plan kitchen/family/dining room
- Electric car charging point to front

Entrance Vestibule

Approached via large covered porch with panelled front door and double glazed side screen. Oak wood flooring. Door to garage. Contemporary inner glazed door and side screens leading to:

Reception Hall

12' 9" x 11' 9" (3.89m x 3.58m)

Imposing reception hall with turning staircase to first floor with storage cupboard below. Oak wood flooring. Radiator. Doors to accommodation.

Cloakroom Fitted with a modern luxury white suite comprising wash basin with mixer tap and cupboard below and low flush w.c. Chrome heated towel rail. Oak wood flooring. Double glazed window.

Lounge 18' 2" x 14' 9" (5.54m x 4.50m)

Wide double glazed oriel bay window to front. Radiator. Illuminated recess with log burner. Coved ceiling.

Kitchen/Family/Dining Room 31' 0" x 19' 4" (9.45m x 5.89m)

Open plan living space, wide bi-folding double doors to garden. Further double glazed windows to rear and side. Fitted with a luxury range of cream fronted units comprising extensive quartz work surfaces with inset sink unit with mixer tap, cupboards and drawers below. Built in dishwasher, Inset Neff four ring induction hob with Neff stainless steel extractor hood above. Saucepan drawers below. Built in Neff washing machine. Central island unit with cupboards below, built in stainless steel wine cooler. Built in Neff refrigerator. Oven housing with built in Neff stainless steel double oven with cupboards above and below. Built in Neff stainless steel microwave and Neff warmer drawer with cupboards above and below. Range of matching wall mounted storage cabinets, lighting below. Electric underfloor heating with electronic thermostat control. Two radiators. Recessed ceiling lighting. Parquet effect Porcelain tiled floor and skirtings, air-conditioning unit.

First Floor Landing Double glazed window to side. Built in linen cupboard. Access to loft space via foldaway ladder. Doors to:

Bedroom 1 12' 6" x 11' 9" (3.81m x 3.58m)

plus built in wardrobe cupboard. Wide double glazed window to front. Radiator. Door to:

En Suite Shower Room Fitted with a luxury modern white suite comprising large fully tiled shower cubicle, wash basin with mixer tap and cupboard below and concealed flush w.c. (1 year old). Attractive tiled walls and floor. Chrome heated towel rail. Recessed ceiling lighting. Double glazed window.

Bedroom 2 14' 9" x 13' 4" (4.50m x 4.06m)

Double glazed window to front. Radiator. Recessed ceiling lighting.





Bedroom 3 13' 3" x 13' 0" (4.04m x 3.96m)

Double glazed window overlooking the rear garden affording lovely open views across playing fields. Radiator.

Bedroom 4 9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed window overlooking the rear garden affording lovely open views across playing fields. Radiator.

Bathroom 9' 4" x 8' 4" (2.84m x 2.54m)

A spacious family bathroom fitted with a modern luxury white suite comprising double ended claw foot bath with mixer font. Separate large fully tiled double shower cubicle. Wash basin with cupboard below. Concealed flush w.c. (All 1 year old). Attractive contemporary porcelain marble effect tiled walls and floor. Chrome heated towel rail. Recessed ceiling lighting. Double glazed window.

Rear Garden

The property benefits from a good size west backing rear garden which backs directly onto playing fields. The garden has been beautifully landscaped with a contemporary vibe. Laid mainly to lawn with planted borders. Maturing trees and shrubs. Millboard decking to rear with lighting, ideal for alfresco dining. Extensive paved "Marshall Symphony" vitrified patio areas with porcelain tiles. White retaining walls and raised beds. Outside lighting. Cold water tap. Side entrance. To the roof at the rear are solar panels and storage batteries to remain. To the rear of the garden is a GYM/OFFICE measuring 16'4 x 9'8 with hard wired internet, aircon/heating USB and plug sockets.

Driveway

3 Parking Spaces

In/out driveway providing ample further parking. Electric car charging point.

Garage

Single Garage

Light and power. Wall mounted combination gas fired central heating boiler. Approached via folding doors and extensive block work "in and out" driveway providing ample further parking.

REAR GARDEN



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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