

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

**94 Willingale Way, Thorpe Bay**

Thorpe Bay

**£795,000**



Extended & well-maintained 4-bed detached house in Bournes Green School catchment. Spacious lounge/diner, kitchen, utility, ground floor cloakroom. Impressive master suite with dressing area & en suite. Landscaped west-facing garden with patio, pond & sheds. Double garage, off-street parking. Close to station & amenities. Potential to convert garage (STPP). Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended well looked after 4 bedroom detached house
- Bournes Green School catchment
- Spacious entrance hall
- Lounge/Diner
- Kitchen/Morning Room
- Utility Room & separate Cloakroom
- Master Bedroom with dressing area and en suite
- Landscaped west backing rear garden
- Double garage and off street parking for several cars
- Close to Thorpe Bay station and The Broadway

### Entrance

UPVC multi-locking front door with obscure glazed inserts and side windows opens into :

### Reception Hall

13' 2" x 9' 3" (4.01m x 2.82m)

A spacious dual aspect reception area with windows to the front and side. Space for a reception / office desk and additional seating. Solid wood floor. This area flows into :

### Inner Hall

Inner hall with stairs rising on the return to the first floor accommodation. Under stairs storage. Solid wood floor. Courtesy door to integral double garage and further part glazed doors lead to :

### Living Room

28' 0" x 13' 0" (8.53m x 3.96m)

A spacious tri-aspect room with a window to one side and double doors to both the rear and the side aspects that open directly onto the beautiful rear garden areas; perfect for entertaining. Part glazed door links internally with :

### Morning Room

11' 0" x 11' 0" (3.35m x 3.35m)

Open plan to the kitchen area, this family space allows for a breakfast / dining table. To one wall is a run of low level storage units that match those found in the main kitchen area. Double doors open directly onto the rear patio. Tiled floor.

### Kitchen

13' 2" x 12' 4" (4.01m x 3.76m)

The kitchen area comprises an extensive modern range of high gloss units that are complimented by the square edge work surfaces with inset composite sink and mixer tap. Tiled upstands and concealed under unit lighting. There is a central island with inset hob and additional under storage. Integrated appliances include single oven, microwave, full height fridge and a dishwasher. Tiled floor. Double doors open onto the rear patio. An internal door links back with the inner hall, leading to the :





### **REAR GARDEN**

West backing landscaped rear garden. The lovingly planted rear garden is circa 85' wide and wraps around the property on two sides. It commences from the back of the property with a large patio entertaining area that benefits from a retractable awning and a fixed pergola. The remainder is laid mostly to lawn and is complimented by the established planted borders and the feature pond. The garden benefits from a timber potting shed and a glazed greenhouse. There is also an additional timber storage shed. Courtesy door links with double garage. Gated side access to : Please note the greenhouse and sheds are negotiable

### **FRONT GARDEN**

Landscaped frontage with off street parking for several vehicles ahead of the double width garage. There is an area of lawn that is complimented by the planted borders with a mix of trees and manicured shrubs. Gated side access to rear.

### **GARAGE**

Double Garage

Double garage 18'2 x 15'7 Electric roller door to front. Wall mounted boiler. Integral doors link with both the inner hall and the side garden area. Potential to convert should someone wish (STPP).



Ground Floor



1st Floor



## 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>

