

**DEDMAN  
GRAY**

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51 Fermoy Road, Thorpe Bay

£625,000





Prime 3-bed detached house over 3 floors in Burges estate. Features fitted kitchen, 2 bathrooms, cloakroom, courtyard garden for alfresco dining, side gate access, and a double-width garage with driveway. Conveniently located near amenities and train station, available with no chain.

Tenure: Freehold

- Detached House situated over three floors
- 3 good size bedrooms
- Two bathrooms
- Fitted kitchen
- Cloakroom
- Popular Burges estate
- Courtyard garden for alfresco dining
- Walking distance to The Broadway & Train station
- No onward chain

#### **Entrance Hall**

Obscure double glazed lead light uPVC entrance door, stairs to first floor, wooden laminate flooring, radiator, coving to smooth plastered ceiling, ornate ceiling rose, door to:

#### **Inner Hall**

One radiator, wooden laminated flooring, coving to smooth plastered ceiling, ceiling rose, wall mounted central heating timer, door access to the garage .

#### **Cloakroom**

Low flush wc, wash hand basin, extractor fan.

#### **Lounge**

13' 1" x 12' 4" (3.99m x 3.76m)

Double glazed bay window to front, wooden flooring, coving to smooth plastered ceiling, two radiators, double doors to:



**Dining Room** 11' 3" x 9' 2" (3.43m x 2.79m)

Double glazed sliding patio doors leading to the courtyard garden, wooden laminated flooring, one radiator, coving to smooth plastered ceiling, ceiling rose.

**Kitchen** 9' 7" x 7' 9" (2.92m x 2.36m)

Double glazed window to rear overlooking the courtyard garden, enamel sink unit with mixer taps inset to a worktop, base and eye level units with concealed lighting, built in 4 ring gas hob with extractor fan above and oven below, recess for a fridge and further recess for another fridge and separate freezer, textured ceiling.

**First Floor Landing** Stairs leading to the second floor, radiator, double glazed window to front, textured ceiling.

**Bedroom 2** 12' 7" x 12' 4" (3.84m x 3.76m)

Double glazed bay window to front, radiator, textured ceiling, radiator, wardrobe and drawer (to remain).

**Bedroom 3** 11' 5" x 7' 6" (3.48m x 2.29m)

Double glazed window to rear, radiator, textured ceiling.

**Shower Room**

Obscure double glazed window to rear, shower cubicle, wash hand basin with mixer taps, low flush wc, textured ceiling, radiator.

**Second Floor**

Textured ceiling, large storage cupboard.

**Bedroom 1** 14' 3" x 14' 3" (4.34m x 4.34m)

To built in wardrobes and into bay window. Double glazed bay window to front, textured ceiling, radiator, door to storage cupboard.

**Bathroom** 6' 7" x 5' 4" (2.01m x 1.63m)

Obscure double glazed window to rear, panelled bath with mixer taps and shower attachment, wash hand basin, low flush wc, radiator, smooth plastered ceiling.







### **Rear Garden**

35' 12" x 11' 12" (10.97m x 3.66m)

Courtyard garden. Side gate access with lock, paved patio area with flower and shrub borders ideal for alfresco dining, external lighting, pull-out washing line, external tap.

### **Front Garden**

Walled front garden, flower and shrub borders, driving with access to double width garage.

### **Double garage**

2 Parking Spaces

16'4 X 16'6. Driving leading to the double garage. Double doors to front, wall mounted boiler for hot water and gas central heating (not tested), strip lighting, plumbing for washing machine.









## Dedman Gray

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