

**DEDMAN  
GRAY**

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Plymtree, Thorpe Bay

Guide Price: £950,000 to £975,000





**\*\* GUIDE PRICE - £950,000 to £975,000 \*\*** Located in the desirable Bournes Green school catchment, this 5/6 bed detached house combines modern living with cosy charm. Features include a self-contained studio, spacious garden, en suite master, and ample parking. Perfect blend of comfort and tranquillity. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended family home
- 5/6 Bedrooms
- Studio/Annexe with kitchen & shower room
- Secluded and private rear garden
- En suite shower room to master bedroom
- Bournes Green school catchment
- Very spacious living accommodatain
- Sun Lounge/Utility room 24'8 x 11'10
- Double width driveway for off road parking

**uPVC entrance door to:**

**Reception Hall** 11' 5" x 11' 9" (3.48m x 3.58m)

Coving to ceiling. Radiator. Laminate effect wood flooring. Stairs to first floor with feature glass balustrade and storage cupboard under. Doors to:

**Shower Room** 8' 7" x 5' 10" (2.62m x 1.78m)

Fitted with three piece suite comprising tiled shower enclosure with body jets, inset wash hand basin with cupboard under and w.c. Heated towel rail. Extractor fan. Wall mounted mirror. Shaver point and light. Obscure double glazed windows to both front and side aspects. Quality tiling to floor and wall area. Radiator.



**Fitted kitchen** 16' 10" x 8' 7" (5.13m x 2.62m)

The kitchen comprises a range of base and wall level units complimented with roll edged worktops with 1 ¼ bowl sink unit with mixer tap. Matching breakfast bar. Space for fridge/freezer and dishwasher. Space for range style oven with extractor hood over. Double glazed window to the rear aspect overlooking the garden. Double glazed window to side aspect. Radiator. Wood effect laminate flooring. Double glazed door to side aspect. Open plan access onto:

**Dining Room** 11' 11" x 11' 1" (3.63m x 3.38m)

Coving to ceiling. Laminate effect wood flooring. Double glazed patio door leading to Sun Lounge/Utility Room. Double doors to: **Grand living room** 20' 8" x 13' 0" (6.30m x 3.96m)

Coving to ceiling. Double glazed window to front aspect. TV point. Radiator. Double glazed sliding doors to:

**Sun Lounge/Utility room** 24' 8" x 11' 10" (7.52m x 3.61m)

Dual Aspect Sun Lounge/Utility Room - Smooth ceiling with inset downlighters. TV point. Three feature skylights. Two double glazed windows to rear and three double glazed windows to side. Two sets of double glazed sliding doors leading onto the garden. Double glazed door to the side aspect also providing exterior access. The utility area comprises a contemporary range of base mounted storage units complimented with roll edge worktops and stunning Mosaic tiled splashbacks with inset circular sink unit with mixer tap. Space for washing machine. Sliding doors to both living and dining rooms.

**Studio/Annexe** 22' 4" x 17' 10" (6.81m x 5.44m)

Smooth ceiling. Two double glazed windows to front aspect. Built-in boiler cupboard housing floor mounted gas boiler serving heating system and domestic hot water. Built-in meter cupboard. Double glazed door to front. The doors from the living room to the studio/annexe can be internally locked providing complete separation from the house.

**Kitchen** 14' 1" x 5' 1" (4.29m x 1.55m)

Smooth plastered ceiling. The kitchen comprises a range of base and wall level units with stainless steel sink unit. Space for fridge. Tiling to floor area. Double glazed door to garden. Door to:







**Shower Room/WC** 9' 0" x 5' 8" (2.74m x 1.73m)

Smooth ceiling with extractor fan. The modern white suite comprises a pedestal wash hand basin, tiled shower enclosure and close coupled w.c. Tiled splashbacks. Tiling to floor area.

**First floor landing**

Double glazed window to the front aspect. Built-in airing cupboard housing, factory lagged hot water cylinder. Doors to:

**Principal Bedroom** 17' 11" x 14' 6" (5.46m x 4.42m)

Smooth ceiling. Opaque double glazed window to rear aspect. Three double glazed windows to front aspect. Two radiators. Door to:-

**En Suite shower room/wc**

Smooth plastered ceiling with extractor fan. The modern white suite comprises a inset wash hand basin with cupboard under, tiled shower enclosure with fitted power shower and close coupled w.c. Tiled splashbacks. Mirrored cabinet. Obscure double glazed window to the rear.

**Bedroom 2** 13' 5" x 12' 4" (4.09m x 3.76m)

Double glazed window to rear overlooking the garden. Ample space for wardrobes and chest of drawer units. Radiator.

**Bedroom 3** 14' 6" x 10' 6" (4.42m x 3.20m)

Two double glazed windows to front. Floor to ceiling fitted wardrobes and chest of drawer units with ample hanging and storage space. Radiator.

**Bedroom 4** 13' 1" x 11' 4" (3.99m x 3.45m)

Double glazed window to rear overlooking the garden. Radiator

**Bedroom 5/Study** 13' 1" x 9' 0" (3.99m x 2.74m)

Double glazed window to front aspect overlooking the pretty tree lined road. Radiator.





#### **Family Bathroom/WC** 8' 11" x 6' 11" (2.72m x 2.11m)

Obscure double glazed window to the rear aspect. Quality vinyl flooring. Tiling to walls. This luxury white suite comprises a large feature sink unit with mixer tap and storage under, w.c, panelled bath with mixer tap and electric wall mounted shower, wall mounted mirrored vanity unit. Radiator.

#### **Rear Garden**

The garden commences with a hard standing patio area with further decked area ideal for outdoor seating. Shrubs and plants to borders. The remainder is mainly laid to lawn. Space for shed. Gated side access to front.

#### **Front Garden**

Frontage – Sweeping extensive double width gravel driveway to the front providing off-road parking.

#### **OFF STREET**

3 Parking Spaces

Driveway to the front providing off road parking for several cars.



GROUND FLOOR



1ST FLOOR







## Dedman Gray

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