



115 Parkanaur Avenue, Thorpe Bay

Asking Price: £1.175m



Outstanding 4-bed detached family home on Burges Estate. 3 receptions, fitted kitchen, shower room, modern bathroom. Detached Lodge with lounge/kitchen, bedroom, shower room & parking. Secluded garden with patio, hot tub area & fish pond. Perfect for additional living/working space. Close to shops & train station.

Council Tax band: G

Tenure: Freehold

- Superb 4 bedroom detached family home
- Situated on the popular Burges Estate
- Three reception rooms
- Fitted kitchen with storage room and further utility room
- Spacious modern Ground floor shower room
- Modern 4 piece bathroom suite
- Minutes from Broadway shops and train station
- Detached Lodge with lounge/kitchen, bedroom & shower room
- Own off street parking to The Lodge and main residence
- Secluded and well established rear garden
- Prominent corner plot

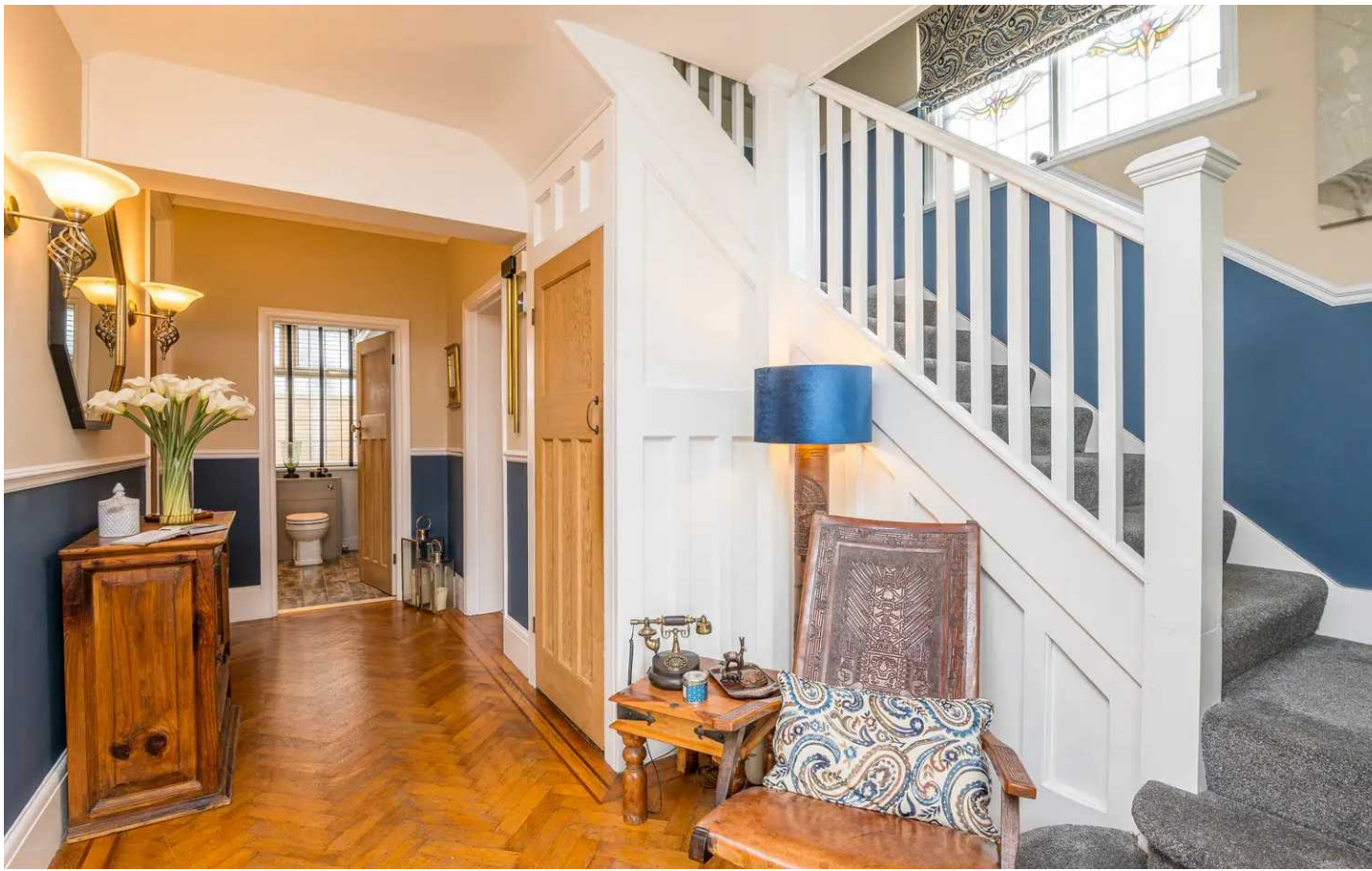
#### **Entrance**

Obscure double glazed lead lite entrance door leading to:

#### **Entrance Hall**

17' 7" x 7' 8" (5.36m x 2.34m)

Secondary glazed Stained lead lite window to side, wooden flooring, coving to textured ceiling, 2 radiators, dado rail, stairs to first floor with understairs storage with lighting, thermostat control switch for central heating, wall lights and doors to:



**Lounge** 17' 0" x 14' 4" (5.18m x 4.37m)

Double glazed lead light window to rear and French doors leading out onto the rear garden, secondary glazed lead lite windows to side and a further feature stained window, 2 radiators, feature fireplace, coving to smooth plastered ceiling with central ceiling rose.

**Second Lounge** 18' 5" x 14' 4" (5.61m x 4.37m)

Double glazed lead lite stained windows to front with further obscure lead lite stained window to side, feature fireplace with inset log burner, wooden flooring, coving to ceiling with central ceiling light, 3 radiators.

**Ground Floor Shower Room** 8' 4" x 7' 8" (2.54m x 2.34m)

Obscure double glazed lead lite window to side, three piece suite comprising of a walk in shower with mixer taps and rainfall shower over, low flush WC, vanity wash hand basin with mixer taps, coving to smooth plastered ceiling, heated towel rail with inset radiator, bespoke fitted cupboards to one wall with storage above.

**Morning Room** 14' 6" x 10' 1" (4.42m x 3.07m)

Obscure double glazed lead light window to side, one radiator, bespoke fitted cupboards to one wall with drawers, further cupboards with integrated fridge/freezer, built in NEFF microwave, pull out vegetable rack and a small breakfast bar area with Dekton Trilium worktop and open plan to:

**Kitchen** 14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed lead light window to side and rear with views overlooking the rear garden, a range of base level units, stainless steel sink unit with mixer taps inset into the Dekton Trilium worktop, integrated dishwasher, recess for a 5 ring cooker with induction hob above inset to the Dekton Trilium worktop and matching upstand, coving to smooth plasters ceiling with down lighters , wooden flooring and door leading to:





**Pantry Room** 9' 5" x 5' 3" (2.87m x 1.60m)

Wooden flooring, one radiator, smooth plastered ceiling with down lighters, shelving to one wall and a lead lite door giving access to the side that leads to the front of the property.

**Utility Room**

Obscure double glazed lead lite window to rear, heated towel rail, plumbing for washing machine, eye level units and further cupboard for storage, wooden flooring, smooth plastered ceiling with down lighters.

**First Floor Landing**

Obscure stained lead lite window to front, one radiator, smooth plastered ceiling, loft hatch, dado rail, built in airing cupboard housing cylinder and wall mounted boiler for the hot water and gas central heating.

**Bedroom 1** 15' 8" x 12' 3" (4.78m x 3.73m)

Double glazed lead lite window to front and side, bespoke fitted wardrobe to one wall, coving to smooth plastered ceiling, one radiator.

**Bedroom 2** 15' 1" x 11' 7" (4.60m x 3.53m)

Double glazed lead lite window to rear and side, one radiator, coving to ceiling with down lighters, feature fireplace, built in cupboards for storage.

**Bedroom 3** 14' 3" x 13' 8" (4.34m x 4.17m)

Double glazed lead lite window to side, one radiator, coving to smooth plastered ceiling.

**Bedroom 4** 7' 3" x 6' 3" (2.21m x 1.91m)

Double glazed lead lite window to side, one radiator, restricted headroom, smooth plastered ceiling.

**Family Bathroom** 7' 11" x 7' 3" (2.41m x 2.21m)

Obscure double glazed lead lite window to side, modern oval freestanding bath with central mixer taps, walk in shower cubicle with rainfall shower over.





## Rear Garden

Externally – This family home occupies a prominent west backing corner plot with well-established secluded lawned gardens with flower and shrub borders. The property has a paved patio area with access from the kitchen and lounge which is ideal for alfresco dining and leads to the main garden with hardstanding area for a hot tub. There is also a fish pond to the rear with feature waterfall with electric pump ,power and lighting and gate that gives access to the area allocated for the detached lodge.

### To the rear of the Garden leads to:

#### Detached Lodge

The detached lodge is set on its own plot which measure 44' x 30' which is at the end of the main garden. This luxury lodge has its own entrance and access for off street parking via gates leading from Fermoy Road the drive is paved and leads to your own section of a tranquil garden which is raised and has an outbuilding measuring 11'8 x 7'9 with power and lighting and plumbing for the washing machine.

#### The Lodge

Lounge/kitchen 13'9 x 13'4 Double glazed doors to front which over look the decking that leads to the tranquil garden, wall mounted air conditioning unit, a range of base level units with stainless steel sink unit with mixer taps inset to the worktop, built in electric hob with oven below, integrated fridge/freezer, smooth plastered ceiling with down lighters, wooden flooring with under floor heating with wall mounter timer and door to:

Bedroom 9'6 x 9'4 Double glazed full length window to side overlooking the rear garden, wooden flooring with under floor heating, smooth plastered ceiling with down lighters, fitted wardrobe to one wall and door leading to:



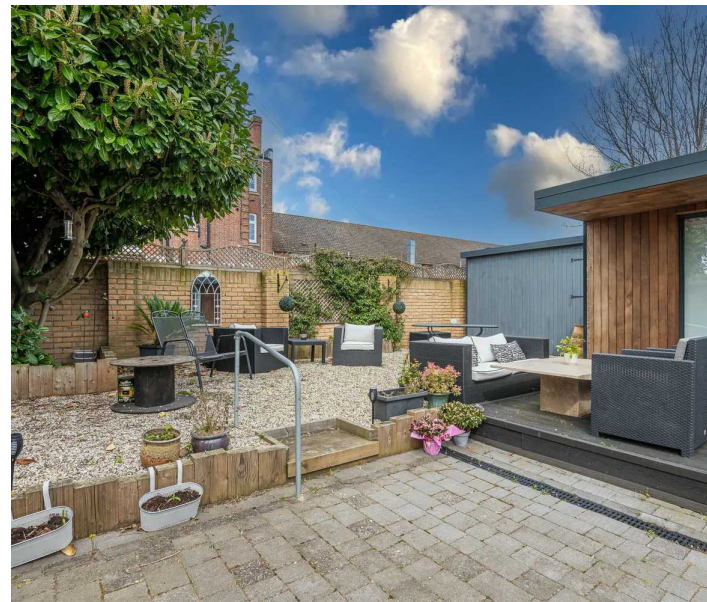
**Shower Room** This comprises of a walk in shower cubicle, low flush WC, vanity sink unit with mixer taps, heated towel rail, wooden flooring, smooth plastered ceiling with down lighter, extractor fan and door leading to:

**Study** 10'6 x 4'8 Full length double glazed doors to front, wooden flooring, smooth plastered ceiling with down lighters.

**Off street**

2 Parking Spaces

Off street parking for two cars to the front. There is also off street parking for The Lodge.







## Dedman Gray

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