

**DEDMAN
GRAY**

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2 The Willows, Thorpe Bay

Offers In Excess of £800,000



This 3-bed detached bungalow in a serene cul-de-sac offers modern amenities and traditional charm. 3 reception rooms, a luxurious master en suite, a garage, and a well-established south-facing garden with conservatory. Close to amenities and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- 3 Bedroom detached bungalow
- 3 Reception rooms
- Kitchen/Breakfast room with integrated appliances
- Utility room
- Guest wc
- En Suite to master bedroom
- Conservatory
- Well established south backing rear garden
- Garage and off street parking
- Walking distance to amenities and public transport links

Entrance

Secure multi-locking doors with full height side window open into porch. A further set of part glazed doors lead directly into :

Grand Reception Hall 17' 4" x 15' 6" (5.28m x 4.72m)

Max. A grand reception hall that is the heart of the property. This area benefits from 3 full height cloaks / utility storage cupboards. Loft access hatch to Home Office / Hobby Room. Doors lead to:

Lounge 21' 2" x 14' 2" (6.45m x 4.32m)

A large room with doors that access both the garden and the conservatory; perfect for entertaining. Feature fireplace with inset log burner. Window to rear with views over the garden. Double doors open into :

Conservatory 14' 7" x 13' 3" (4.45m x 4.04m)

A glazed unit boasting views over the stunning rear garden. Double doors open directly onto the raised viewing platform / seated area.

Kitchen/Breakfast Room 19' 6" x 10' 5" (5.94m x 3.18m)

The kitchen comprises an extensive range of base and eye level units complimented by the rolled edge work surfaces with undermount double sink and inset mixer tap. Tiled splashback. A range of 'Miele' appliances to include inset hob under designer extractor, integrated double oven, integrated microwave, integrated dishwasher and integrated fridge-freezer. Window to rear boasting views over the garden. Space for a breakfast table. Part glazed door to rear courtyard area, leading to the garage and the front.

Utility Room 10' 0" x 8' 2" (3.05m x 2.49m)

Comprises a matching range of storage units. Space and plumbing for washing machine. Space for other freestanding appliances. Wall mounted Butler sink. Door to rear garden.

Bedroom 1 14' 5" x 14' 1" (4.39m x 4.29m)

Window with fitted shutter blinds to front. This room benefits from an extensive range of fitted bedroom furniture. Courtesy door leads to :





Luxury En Suite Shower Room 10' 3" x 7' 2" (3.12m x 2.18m)

A fully tiled room comprising of large walk-in shower area with glass screen, wall mounted wash hand basin and low level W.C. Towel radiator. Extractor fan. Obscure glazed window to side.

Bedroom 2 13' 10" x 13' 2" (4.22m x 4.01m)

Window with fitted shutter blinds to front. This room benefits from an extensive range of fitted bedroom furniture and a built-in storage cupboard.

Bedroom 3 13' 8" x 10' 8" (4.17m x 3.25m)

Window to rear with views over the garden.

Separate Guest WC

A fully tiled room comprising of low level W.C. and wall mounted wash hand basin. Obscure glazed window to side.

Bathroom 9' 9" x 5' 11" (2.97m x 1.80m)

A fully tiled room comprising of bath with wall mounted taps and shower attachment, low level W.C. with concealed cistern and vanity wash hand basin set in large storage unit. Towel radiator. Obscure glazed window to side.

Loft - Home Office/Hobby Room 15' 7" x 8' 11" (4.75m x 2.72m)

Accessed via electric loft hatch and retractable staircase; currently set up as a Home Office. Velux windows to three aspects. Access to good eaves storage.

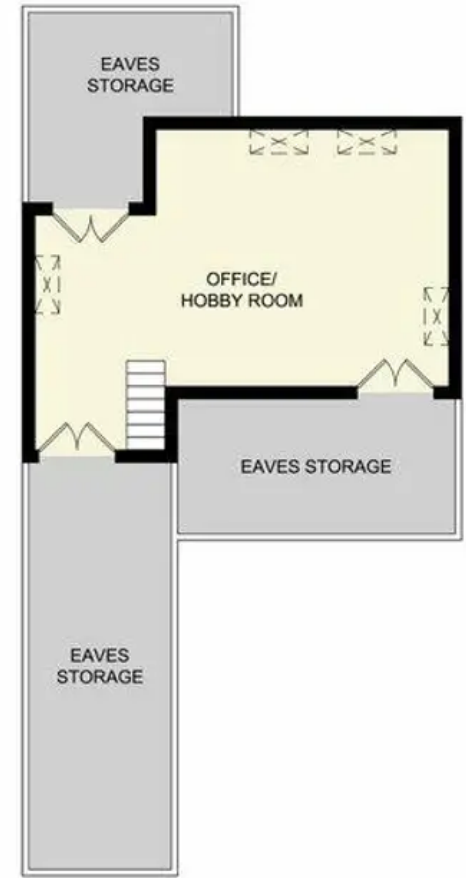
Rear Garden Commences with a patio area that extends towards the pond, creating a wonderful entertaining space. The remainder is laid mostly to lawn and wraps around the property on two sides. Established planted areas / borders with a mix of trees and shrubs. Gated access to front. Raised seating area off the back of the lounge / conservatory.

Front Garden Landscaped frontage providing off street parking for several vehicles ahead of the garage. Gated access to rear.

Garage - Single Garage 14'11 x 19'5 Electric roller shutter door. Power and light. Loft storage area. Courtesy door opens into side garden area.



Ground Floor
 Approximate Floor Area
 2034.27 sq. ft
 (188.99 sq. m)



First Floor
 Approximate Floor Area
 276.95 sq. ft
 (25.73 sq. m)

Total Approximate Floor Area
 2311.22 sq. ft
 (214.72 sq. m)



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