

**DEDMAN
GRAY**

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6 Thurston Avenue, Southend-On-Sea

£600,000



Spacious 3-bed semi-detached house in Wick estate with 2 reception rooms, study/4th bedroom, 3 bathrooms. Fitted kitchen with garden view, lawned garden, patio, shed, off-street parking. Close to shops and train station, perfect for families seeking a comfortable and convenient home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Popular Wick estate position
- Spacious 3 bedroom family home
- Two generous size reception rooms
- Study/Bedroom 4
- Three bathrooms
- Fitted kitchen with views overlooking the garden
- Off street parking to front
- Good sized lawned rear garden
- Easy access to local shops and train station

Entrance

Entrance door with sidelight, tiled floor, textured ceiling to porch and further door to:

Entrance Hall

Obscure double glazed lead lite window to side, one column radiator, stairs to first floor, Karndean flooring, coving to smooth plastered ceiling, ceiling rose, understairs recess area.

Lounge 15' 4" x 13' 8" (4.67m x 4.17m)

Double glazed lead lite bay window to front, feature fireplace with inset log burner, wooden flooring, bespoke fitted base level cabinet and shelving to one recess and further bespoke shelving to the other, plate rail, one column radiator.

Dining Room 17' 4" x 11' 5" (5.28m x 3.48m)

Double glazed sliding patio doors to rear, half panelling to walls, one column radiator, coving to smooth plastered ceiling, Karndean flooring, ceiling rose.

Fitted Kitchen 11' 9" x 7' 8" (3.58m x 2.34m)

Double glazed window to rear with views overlooking the garden, stainless steel sink unit with mixer taps inset to quartz worktop, a range of base and eye level units, integrated NEFF dishwasher, recess for a 7 ring cooker with double oven with extractor fan inset into the chimney hood, recess for an American style fridge/freezer, wall mounted cupboard houses the wall mounted boiler for hot water and gas central heating.

Utility Room 6' 5" x 5' 5" (1.96m x 1.65m)

Eye level units with a roll edge work top with plumbing for washing machine and separate condenser machine under, Karndean flooring, smooth plastered ceiling with down lighters.

Office/Bedroom 4 11' 4" x 6' 4" (3.45m x 1.93m)

Double glazed French doors to rear, one radiator, Karndean flooring, smooth plastered ceiling (please note the vendor currently uses this as an office), smooth plastered ceiling.

Ground Floor Shower Room

Obscure double glazed window to front, walk in shower with mixer taps and shower attachment, vanity unit with mixer taps, low flush WC, heated towel rail, smooth plastered ceiling with downlighters and extractor fan.

First Floor Landing

Obscure double glazed lead lite window to side, coving to smooth plastered ceiling with ceiling rose and a loft hatch.

Bedroom 1 12' 5" x 11' 1" (3.78m x 3.38m)

Double glazed window to rear overlooking the garden, one radiator under, coving to smooth plastered ceiling, ceiling rose and the bedroom has fitted bedroom wardrobes with side cabinet and further fitted wardrobe to one wall and door leading to:

En Suite Bathroom Obscure double glazed window to rear, panelled bath with mixer taps and further separate shower attachment and mixer taps over, low flush WC, wash hand basin with mixer taps, one column radiator, smooth plastered ceiling, Karndean flooring.





Bedroom 2 15' 1" x 10' 7" (4.60m x 3.23m)

Double glazed lead lite window to front with one column radiator under, coving to smooth plastered ceiling with downlights, fitted wardrobe to one wall and further built in storage cupboard.

Bedroom 3 7' 7" x 6' 9" (2.31m x 2.06m)

Double glazed lead lite window, coving to textured ceiling, one column radiator.

Bathroom 7' 6" x 6' 1" (2.29m x 1.85m)

Obscure double glazed lead lite window to side, panelled bath with mixer taps and shower attachment with further rainfall shower over and shower screen, low flush WC and a vanity unit with mixer taps, shaver point, smooth plastered ceiling with downlights and a loft hatch.

Rear Garden

Lovely paved patio with step down to a lawned rear garden with raised flower and shrub borders with sleeper, external tap and lighting, a paved patio to rear for alfresco dining and access to a timber shed and an building 11'5 x 5'2 with double glazed window and door to front, laminated flooring, power.

Off street - 2 Parking Spaces

Off street parking to front for two vehicles.





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