

**DEDMAN
GRAY**

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57 Elm Grove, Thorpe Bay

£750,000



Stunning 4-bed semi-detached house in Burges Estate. Features spacious lounge/diner, modern kitchen, off-street parking, and garden with shed and tap. Meticulously updated with new windows and Cat 5 electrics. Conveniently located near amenities and seafront.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Popular Burges Estate - 4 Bed semi detached house
- 30' Lounge/diner
- Modern bespoke kitchen/diner
- Cloakroom
- Family bathroom
- Off street parking
- Walking distance to The Broadway, Station and seafront
- New Windows, Rewired & Cat 5 electrics
- Large side extension constructed by Sean Thomas Construction Ltd

Entrance Hall

Entrance door, half panelling to wall, plate rail, tiled floor, stairs leading to the first floor with new carpet, smooth plastered ceiling, open plan to:

Lounge/Diner

30' 0" x 13' 8" (9.14m x 4.17m)

Narrowing to 12'3. New double glazed bay window to front with blinds to remain, 2 radiators, smooth plastered ceiling with ceiling rose, feature fireplace with inset log burner to remain, wooden floors, bespoke wall mounted display cabinet with lighting, built in wine rack, further shelving inset to alcove and lighting, ornate coving, double glazed window to rear.

Cloakroom

Obscure double glazed window to front, radiator, tiled walls, wash hand basin with mixer taps, low flush wc, spotlight.

Kitchen/Diner

16' 5" x 13' 7" (5.00m x 4.14m)

Lovely bespoke Wren fitted kitchen with a range of base and eye level units in cashmere colour with dishwasher, washing machine and fridge/freezer, quartz marble effect worktop and inset sink unit with mixer taps. The vendor advises the boiler is only 2 years old. Understairs storage cupboards, space for a 5 ring gas cooker with double oven and grill, concealed lighting with the eye level cupboards, smooth plastered ceiling with down lighters. There is a central island with quartz worktop and storage beneath, built in wine rack, electric socket with USB point, herringbone style laminate flooring, double glazed bi-folding doors to rear and separate door leading to:

Snug Room

10' 7" x 7' 2" (3.23m x 2.18m)

Double glazed window to front, herringbone style laminated flooring, smooth plastered ceiling with down lighters. This room is currently being used as a study.

First Floor Landing

Split level landing. With new carpet, built in storage cupboard, loft hatch and further storage cupboard

Bedroom 1

16' 4" x 13' 9" (4.98m x 4.19m)

Double glazed bay window to front, wooden flooring, smooth plastered ceiling, one radiator, picture rail.

Bedroom 2

12' 9" x 12' 3" (3.89m x 3.73m)

Double glazed window to rear, radiator, textured ceiling.

Bedroom 3

Double glazed window to front, wooden floors, smooth plastered ceiling, two radiators, feature brickwork to one wall.





REAR GARDEN

The garden commences with porcelain flooring leading to a lawned rear garden with flower and shrub borders, shed to remain, external tap and power. The vendor advises us that the house has had silicon rendering to the front and rear.

Bedroom 4

11' 4" x 6' 9" (3.45m x 2.06m)

Double glazed window to rear, radiator, new carpet, smooth plastered ceiling.

Family Bathroom

Obscure double glazed window to rear, panelled bath with mixer taps and shower attachment, low flush wc, wooden floors, wash hand basin with mixer taps.

Off street

1 Parking Space

Front driveway giving access for off street parking, power point.





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