Marcus Avenue, Thorpe Bay
Guide Price £550,000 - £575,000

An extra large semi detached house with a west backing rear garden, ample off street parking and a 17'4" kitchen breakfast room with separate utility room. There is also a 29'4" dual aspect lounge diner, a downstairs WC and a study. This excellent family home is located just a short walk to Thorpe Bay Station, Beach and Golf Course.

- DOUBLE STOREY EXTENDED HOUSE
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM, SEPARATE SHOWER ROOM AND DOWNSTAIRS WC
- LARGE DRIVEWAY AND GARAGE STORAGE SPACE
- WEST BACKING REAR GARDEN
- 17'4" KITCHEN BREAKFAST ROOM WITH SEPARATE UTILITY
- MODERN THROUGHOUT
- SHORT WALK TO BEACH
- THORPE BAY STATION A STONE’S THROW AWAY
- THORPE BAY GOLF COURSE IS CLOSE BY
FRONTAGE  Off road parking for 4 vehicles

ACCOMMODATION COMPRIS

Solid wood entrance door to front aspect leading to:

PORCH  Laminate flooring and two floor-to-ceiling storage cupboards. Glazed door to front leading into:

ENTRANCE HALLWAY  Double glazed windows to front aspect, stairs leading to first floor landing, 2 storage cupboards, laminate flooring, doors leading to:

GROUND FLOOR CLOAKROOM  Vanity style wash hand basin, low level WC, tiled walls, extractor fan, laminate flooring.

KITCHEN  17’ 4” x 9’ 6” (5.28m x 2.9m) Dual aspect double glazed windows to side and rear. Kitchen includes a range of base and eye level units with roll edge worksurfaces, 1.5 bowl sink and drainer unit, integrated fridge, integrated dishwasher, integrated double oven, electric hob with extractor fan over, power points, TV point, part tiled walls, coving to ceiling, radiator, laminate flooring.

UTILITY ROOM  16’ 9” x 6’ 4” (5.11m x 1.93m) Double glazed windows and doors to rear aspect, range of base and eye level units with laminate worksurfaces, single bowl sink and drainer unit, space for fridge, space for freezer, space for washing machine, space for tumble dryer, power points, coving to ceiling, radiator, carpeted.

STUDY  10’ 7” x 6’ 5” (3.23m x 1.96m) Door leading to garage, power points, shelving, carpeted.

LOUNGE  29’ 4” x 11’ 6” (8.94m x 3.51m) Double glazed windows to front aspect, double glazed patio style door to rear aspect, feature fireplace with marble base, coving to ceiling, 2 radiators, power points, TV point, carpeted.

FIRST FLOOR LANDING  Loft access, power points, cupboard housing wall mounted combi boiler (untested), carpeted.

BEDROOM ONE  13’ 0” x 10’ 3” (3.96m x 3.12m) Double glazed windows to front aspect, built in wardrobes, radiator, power points, TV point, coving to ceiling, laminate flooring.

BEDROOM TWO  12’ 8” x 11’ 7” (3.86m x 3.53m) Double glazed windows to rear aspect, radiator, power points, TV point, coving to ceiling, laminate flooring.

BEDROOM THREE  13’ 0” x 9’ 4” (3.96m x 2.84m) Double glazed windows to rear aspect, built in wardrobes, radiator, coving to ceiling, power points, TV point, laminate flooring.

FAMILY BATHROOM  8’ 4” x 6’ 0” (2.54m x 1.83m) Obscure double glazed windows to side aspect, panelled bath with shower over, low level WC, vanity style wash hand basin, heated towel rail, tiled walls, extractor fan, laminate flooring.

SEPERATE SHOWER  Corner shower cubicle with glazed panels, heated towel rail, extractor fan, tiled walls, laminate flooring.

WEST FACIN G REAR GARDEN  Commencing with a decked area for entertaining the remainder is mainly laid to lawn with flower and shrub borders, outside lighting, outside tap, 1 standard size shed, 1 larger shed (12 ft x 12 ft).

PLANNING PERMISSION  Planning permission and building regulations passed by Council for 4th bedroom and en-suite loft conversion.

PLEASE NOTE  The house is walking distance to Thorpe Bay Yacht Club, Tennis Club and the Bowls Club. There is a choice of GP surgeries, dentists and Thorpe Bay Broadway shopping centre is also a few minutes’ walk away. The local schools all have good Ofsted reports and Southend and Westcliff Grammar schools and several private schools are within easy travelling distance.

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