



Burlescoombe Road | | Thorpe Bay | SS1 3QG

Price Guide £850,000

**bear**  
*Estate Agents*



# Burlescoombe Road | Thorpe Bay | SS1 3QG Price Guide £850,000

**\*GUIDE PRICE £850,000 TO £900,000\*\*** No Onward Chain \* Bear Estate Agents are delighted to bring to market with no onward chain this stunning, newly refurbished four double bedroom semi-detached family home. Tastefully renovated by Govey Homes, this residence perfectly blends class and convenience with a modern touch, whilst retaining characterful charm. Situated on the highly prestigious Burlescoombe Road in Thorpe Bay, the property is within easy reach of Thorpe Bay Train Station, the seafront, bus links and excellent schools.

- No Onward Chain
- Four Double Bedrooms Across Three Floors
- Bay Fronted Lounge
- Brand New Integrated Appliances
- South Facing Garden with Decking, External Lighting & Garden Room with Storage/Bar Area
- Stunning Newly Refurbished Home By Govey Homes
- Grand Entrance Hall with a Galleried Landing
- Exceptional Open Plan Kitchen/Family Room with Central Island, Sky Lantern & Bi-Folding Doors
- Contemporary Four Piece Family Bathroom plus Two Ensuite Shower Rooms
- Prestigious Thorpe Bay Location, Close to Station, Seafront & Excellent Schools

The ground floor showcases a grand entrance hall with a striking gallery landing above, a bay fronted lounge and a spectacular open plan kitchen/family room. This impressive space offers a central island, brand new integrated appliances, a sky lantern and bi-folding doors opening onto the rear garden. Completing the ground floor is a guest cloakroom and a utility room. To the first floor, there is a bay fronted master bedroom with a contemporary four piece ensuite shower room, alongside two further double bedrooms and a stylish four piece family bathroom. The second floor features vaulted ceilings with views down into the gallery landing, a large walk-in storage cupboard with loft access, and a further spacious double bedroom with its own ensuite shower room.

Externally, the property benefits from a newly landscaped south-facing garden with a raised decked seating area, external lighting, a high-pressure water tap and a versatile garden room complete with a large storage cupboard, entertaining/bar area and potential showroom.

Burlescoombe Road is one of Thorpe Bay's most sought-after addresses, within catchment for Bournes Green Infant and Junior Schools, Shoeburyness High School and close to Southend High School for Girls. With excellent transport connections and the seafront close by, this is the perfect family home.

## Frontage

Newly installed block paved driveway with parking for three large vehicles, external lighting, new fence surrounds and large side access. Covered storm porch with newly fitted tiles and a composite front door leading into the grand entrance hall.







### Entrance Hall

15'9 x 8'9 (4.80m x 2.67m)

Original staircase leading to the first floor landing, double doors opening to a separate lounge, further doors provide access to the downstairs cloakroom and the open plan kitchen/family room, ample under stair storage, wall-mounted radiator, power points, and herringbone flooring throughout.

### Bay Fronted Lounge

16'11 x 13'7 (5.16m x 4.14m)

Double glazed bay window to the front aspect, smooth ceilings with inset spotlights, stunning central feature fireplace, radiator, plenty of power points and herringbone flooring throughout.

### Guest Cloakroom

5'7 x 3'3 (1.70m x 0.99m)

Herringbone flooring throughout, wall mounted vanity unit with mixer tap and storage below, WC and smooth ceilings with inset spotlights.

### Stunning Open Plan Kitchen/Family Room

24'2 x 22'9 (7.37m x 6.93m)

Brand new shaker style kitchen in two colours with stone worktops, inbuilt dual butler sinks with hot and cold taps, built-in dishwasher, two built in AEG appliances: one for an oven and another for a microwave oven, built-in fridge/freezer, double width built-in wine cooler, plenty of power points, large central island with AEG induction hob and surface level NEFF built-in extractor fan, breakfast bar, further power points in the living area, smooth ceilings with inset spotlights, large sky lantern, built-in bi-folding doors onto the garden and door to:

### Utility Room

8'6 x 5'3 (2.59m x 1.60m)

Double glazed side door to the side aspect, shaker style top and base units with stone worktops, quartz sink with gold mixer tap, space for a washing machine and tumble dryer, fitted large freezer and smooth ceilings with inset spotlights.

### First Floor Landing

13'8 x 7'9 (4.17m x 2.36m)

Galleried landing, smooth ceilings with inset spotlights, power points, newly fitted carpet and doors to:

### Master Bedroom

16'11 x 13'6 (5.16m x 4.11m)

Double glazed bay windows to the front aspect, smooth ceilings with inset spotlights, plenty of power points, potential for floor to ceiling built-in storage, newly fitted carpets, two feature side lights, television points, wall mounted radiator and door to:

### Ensuite

9'3 x 8'10 (2.82m x 2.69m)

Double glazed bay window to the front aspect, stunning feature tiles throughout, wall-mounted dual vanity unit with twin sinks and mixer taps, wall-mounted dual flush WC, wall-mounted heated towel rail, and a double width walk-in shower.

### Main Bathroom

9'0 x 5'8 (2.74m x 1.73m)

Obscure double glazed window to the side aspect, panelling throughout, large free-standing bath with handheld shower attachments and mixer tap, feature vanity unit with wooden panels, wall-mounted sink, walk-in double width shower, dual flush WC and built-in extractor fan.

### Bedroom Two

12'6 x 12'5 (3.81m x 3.78m)

Large double glazed bay windows to the rear aspect overlooking the garden, potential for storage, feature side lights, power points, wall-mounted radiator, smooth ceilings with inset spotlights and carpets throughout.

### Bedroom Four

Double glazed windows to the rear aspect overlooking the garden, two feature side lights, potential for built-in storage, power points and carpets throughout.

### Second Floor Landing

High ceilings with inset spotlights, double glazed Velux window to the front aspect and doors to:







**Bedroom Three**

17'2 x 9'7 (5.23m x 2.92m)  
Double glazed window to the rear aspect overlooking the garden, plenty of power points, feature side lights, recessed area for built-in storage or living space, carpets throughout and doors to:

**Ensuite**

7'8 x 5'6 (2.34m x 1.68m )  
Smooth ceilings with inset spotlights, double glazed Velux windows to the side aspect, feature tiles throughout, triple width walk-in shower with built-in recessed storage and handheld shower attachments, dual flush WC, stunning vanity unit with storage and mixer taps, tiled surrounds and extractor fan.

**Storage Cupboard**

Carpets throughout, vaulted ceilings, storage area and a further door leading into the loft space. The loft space houses the newly fitted alpha e tec combination boiler and a high pressure water tank, plus further space for storage.

**South Facing Rear Garden**

65'0 (19.81m )  
Newly fitted fences, composite decking, external lighting, newly laid lawn, high powered outside tap, further decking area to rear leading to:

**Summerhouse**

16'4 x 9'9 (4.98m x 2.97m)  
Entered via double glazed bi-folding doors, smooth ceiling with inset spotlights, power points and door to an ensuite. This room is a fantastic entertaining space with potential for a bar, snooker room, office, or annex.

**Storage Shed**

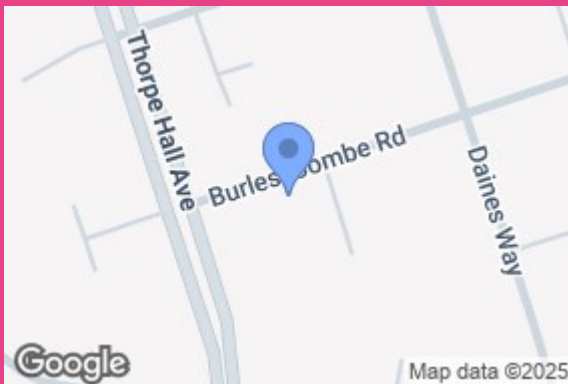
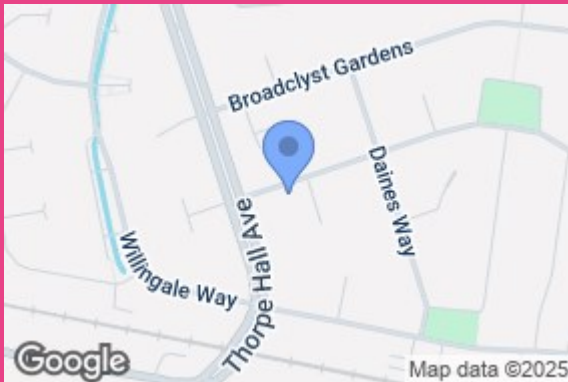
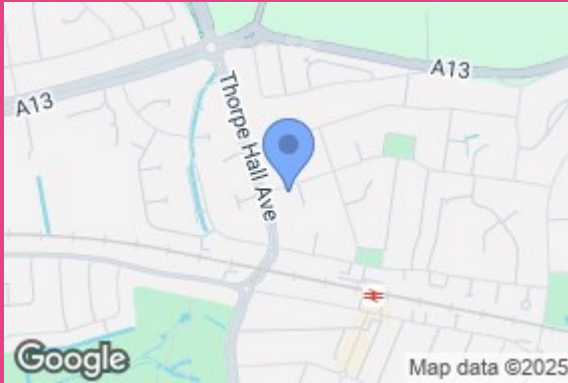
Can provide storage any garden utilities with internal power and lighting.

**Agents Notes**

Every care has been taken to ensure the accuracy of these details; however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurements, descriptions, and other information are provided in good faith for guidance only, and prospective purchasers are advised to verify all details independently. Please note that we have not tested any services, appliances, or systems within the property.

Tenure - Freehold  
Council Tax Band - E





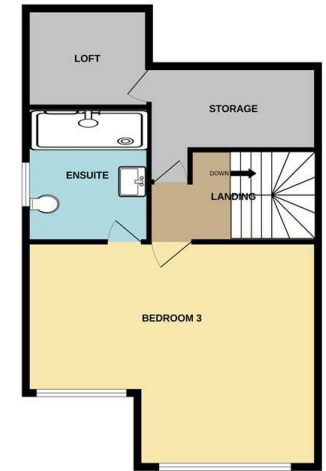
GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.

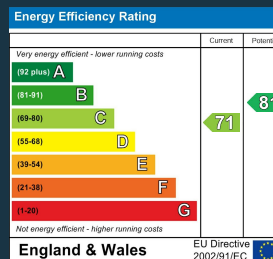


2ND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 2249 sq.ft. (209.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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