

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)



**33 Willingale Way, Thorpe Bay**

Thorpe Bay

In Excess of **£1,150,000**



We are privileged to bring to the market this exceptional well maintained four bedroom, four bathroom detached family home which is located within the popular Bournes Green School catchment area. To the ground floor is a spacious entrance hall, two reception rooms, luxury fitted kitchen/breakfast room to the rear with bi-folding doors giving access to the rear garden with kidney shaped swimming room, a ground floor shower room and large utility room. The first floor has four good size bedrooms, two having en suites as well as a family bathroom and galleried landing. The rear garden is situated on a good size plot, laid mainly to lawn with flower and shrub borders. To the front there is an in and out driveway with secured electric gating leading to the double width garage with electric roller doors.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious four bedroom detached family home
- Four bathrooms
- Luxury Kitchen/breakfast room
- Double width garage with in and out drive
- Rear garden with swimming pool
- Bournes Green School catchment
- Close to Thorpe Bay Broadway

### Entrance Porch

### Entrance Hall

12' 5" x 10' 3" (3.78m x 3.12m)

Radiator, stairs to first floor, understairs storage cupboard, ornate coving, smooth plastered ceiling with spotlights, walk in cupboard, double radiator, smooth plastered ceiling with spotlights.

### Snug Room

13' 9" x 12' 6" (4.19m x 3.81m)

Double glazed lead light window to front, Karndean flooring, ornate coving to smooth plastered ceiling, spotlights, radiator.

### Lounge

23' 10" x 14' 1" (7.26m x 4.29m)

Double glazed lead light window to front, two double radiators, ornate coving, smooth plastered ceiling, inset spotlights, feature stone fireplace, wall mounted air conditioning unit, double glazed sliding patio doors leading to garden.

### Kitchen/Breakfast Room

26' 6" x 14' 8" (8.07m x 4.47m)

Narrowing to 11'6 Double glazed lead light bi-folding doors to rear, range of base and eye level units with concealed lighting, wall mounted display cabinet, Bosch four ring electric hob with chrome extractor fan above, built in Bosch triple oven, integrated large fridge/freezer, central island with inset stainless steel sink unit to granite worktop, built in Bosch dishwasher, breakfast bar to one side, three radiators, door to:

### Utility Room

13' 6" x 8' 5" (4.11m x 2.56m)

Double glazed lead light window to rear, door giving access to garden, base level units with granite worktop, Butler sink with mixer taps, plumbing for washing machine, recess for large American fridge/freezer, underfloor heating, built in double cupboard, extractor fan, coving to smooth plastered ceiling with spotlights, access to double garage, further door leading to:



**Ground Floor Shower Room 8' 3" x 4' 8" (2.51m x 1.42m)**

Obscure double glazed lead light window to rear, walk in double shower, low flush wc, wash hand basin with mixer taps, wall mounted heated chrome towel radiator, ornate coving to smooth plastered ceiling, spotlights, extractor fan.

**First Floor Galleried Landing 13' 5" x 10' 9" (4.08m x 3.27m)**

Large double glazed lead light window to front, double radiator, ornate coving, smooth plastered ceiling, wall lights.

**Master Bedroom 14' 1" x 13' 5" (4.29m x 4.08m)**

Double glazed lead light window to front, double radiator, wall mounted air conditioning unit, ornate coving, smooth plastered ceiling with inset spotlights, door to:

**Luxurious En Suite Bathroom 12' 2" x 8' 8" (3.7m x 2.64m)**

Obscure double glazed lead light window to rear, freestanding bath with mixer taps and shower attachment, wash hand basin with mixer taps, low flush wc, tiled flooring, ornate coving to smooth plastered ceiling with spotlights, fitted storage cupboards to one wall and dresser.

**Bedroom 2 10' 2" x 9' 9" (3.09m x 2.97m)**

Double glazed lead light window to front, double radiator, smooth plastered ceiling, fitted wardrobe to one wall with sliding mirror doors, access to:

**En Suite Shower Room**

Walk in shower, wash hand basin with mixer taps, low flush wc, heated towel rail, coving to smooth plastered ceiling with spotlights.

**Bedroom 3 15' 5" x 8' 2" (4.69m x 2.48m)**

Double glazed lead light window to side, coving to smooth plastered ceiling, radiator.

**Bedroom 4 13' 9" x 8' 8" (4.19m x 2.64m)**

Double glazed lead light window to rear, radiator, coving to textured ceiling,

**Family Bathroom 12' 3" x 8' 8" (3.73m x 2.64m)**

Obscure double glazed lead light window to rear, freestanding bath with mixer taps and shower attachment, wash hand basin with mixer taps, low flush wc, heated towel rail, walk in shower.





## **GARDEN**

An exceptional rear garden which is mainly laid to lawn with flower and shrub borders, patio area, kidney shaped swimming pool, timber built shed housing swimming pool equipment including the boiler, pump and filters. Side gate access to both side.

## **GARAGE**

Double Garage

18'5 x 17'4 Electric roller doors to front, power and lighting, wall mounted boiler for hot water and underfloor heating system, door giving access to utility room.



## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

