

**DEDMAN  
GRAY**

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**DEDMAN  
GRAY**  
Residential  
**FOR SALE**  
01702 311042  
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28 The Broadway, Thorpe Bay

Asking Price: £875,000



Spacious 3 bed detached house in sought-after Burges estate with potential for modernisation. Close to seafront & local shops. Features large kitchen/diner, 2 reception rooms, double length garage, in & out driveway for ample parking, secluded rear garden with patio & lawn area, conservatory, utility room. An ideal opportunity to put your stamp on to make your ideal home. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Large 3 bedroom family home in need of some modernisation
- Prime location on the Burges estate
- 2 spacious reception rooms
- Good size kitchen/diner
- Double length garage with up electric door
- In & Out driveway and offering ample space for off street parking
- Four piece family bathroom
- Stones throw from the seafront and local shops in The Broadway
- Lovely and tranquil secluded rear garden

### Entrance Porch

Hardwood glazed entrance door with central glazed stained window, textured ceiling, further glazed door to:

### Entrance Hall

10' 8" x 7' 8" (3.25m x 2.34m)

Stairs leading to the first floor with understairs storage cupboard, glazed and stained leadlight window to front with secondary glazing, thermostat control switch.

### Cloakroom

Circular stained leadlight window to front, low flush WC, wash hand basin with mixer taps, one radiator, wall mounted medicine cupboard.

### Kitchen/Diner

Double glazed window to front and further window to rear with views overlooking the rear garden, two radiators. A range of base and eye level units with stainless steel sink with mixer taps set in to a worktop, built in AEG 4 ring gas hob, separate NEFF oven, recess for fridge and dishwasher, coving to textured ceiling and glazed door leading to:

### Utility Area

Stainless steel sink unit, plumbing for washing machine, wall mounted Potterton boiler for hot water and gas central heating ( not tested), window to rear and door access to garden and further door giving access to double length garage.

### Dining Room

14' 3" x 12' 1" (4.34m x 3.68m)

Double glazed patio doors overlooking and giving access to the secluded garden, plate rail, skirting radiator, coving to text ceiling, serving hatch and arch to :

### Lounge

18' 6" x 12' 1" (5.64m x 3.68m)

Double glazed window to front and rear, feature fireplace, two radiators, coving to textured ceiling, further obscure double glazed window to side.





### **First Floor Landing**

Obscure stained leadlight windows to front with secondary glazing, one radiator, built in cupboard housing lagged copper cylinder, loft hatch and doors to:

### **Master Bedroom**

Double glazed window to front and rear, one radiator, fitted wardrobes and dresser to one wall.

### **Bedroom 2**

14' 3" x 12' 2" (4.34m x 3.71m)

Double glazed window to rear, one radiator.

### **Bedroom 3**

Double glazed window to rear and side, wash hand basin with tiled splashbacks, one radiator.

### **Family Bathroom**

Obscure stained leadlight window to front with secondary glazing, one radiator. Jacuzzi bath with central mixer taps, single shower cubicle, low flush WC, wash hand base with mixer taps, textured ceiling.

### **Rear Garden**

Lovely rear garden commencing with a patio area and steps down to a lawned rear garden with flower and shrub borders, external tap and lighting, side gate access and access to a conservatory with double sliding patio doors wooden flooring and personal door access to the double length garage.

### **Front Garden**

In and out driveway, lawn with flower and shrub borders, access to garage.

### **GARAGE**

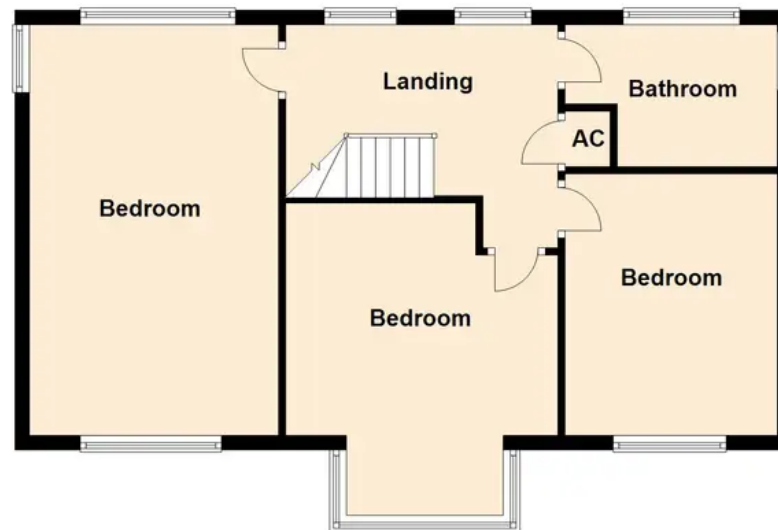
Single Garage

Property has an electric door to front giving access to the garage with power and lighting, personal door to utility room and further door to rear leading to conservatory

Floor Plan



First Floor





## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

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

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