

**DEDMAN  
GRAY**

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104 Parkanaur Avenue, Thorpe Bay

£975,000 Freehold





Spacious 4-bed detached house in Burges estate with character & modern living. 2 reception rooms, large kitchen/diner, conservatory, en suite master, 4-piece family bathroom, landscaped garden with decking & tree house. Garage with power & lighting, ample parking. Ideal for families.

Council Tax band: F

Tenure: Freehold

- Spacious 4 bedroom character family home
- Two reception rooms
- Large kitchen/diner
- Master bedroom with en suite
- Popular Burges estate
- 4-piece family bathroom
- Ample parking to front
- Garage

**Entrance door leading to:**

**Entrance Hall**

14' 9" x 7' 11" (4.50m x 2.41m)

Good sized entrance hall with stairs leading to the first floor, dado rail, one radiator, picture rail, obscure stained lead lite window to side, understairs storage cupboard, wooden flooring.

**Lounge**

16' 9" x 14' 9" (5.11m x 4.50m)

Double glazed lead lite window to front, three radiators, coving to smooth plastered ceiling, picture rail, feature fireplace with inset gas fire (not tested).



**Reception Room** 18' 5" x 13' 7" (5.61m x 4.14m)

Double glazed lead lite window to rear with views overlooking the Garden, obscure stained lead lite window to side, feature fireplace with gas point, bespoke built in fitted cupboards, 2 radiators, coving to smooth plastered ceiling and double glazed lead light door giving access to a conservatory.

**Kitchen/Diner** 19' 9" x 10' 6" (6.02m x 3.20m)

Obscure lead lite double glazed door to side, a range of base and eye level units with a stainless steel sink unit with mixer taps inset to a worktop, recess for a fridge, cooker and plumbing for a washing machine, plate rail, tiled floor, breakfast bar area, feature fireplace with feature log burner, one radiator, built in storage cupboard, further cupboard housing a washing machine.

**Cloakroom**

Obscure window to side, high flush WC, one radiator, wash hand basin with tiled splash backs, tiled floor, smooth plastered ceiling.

**Conservatory** 13' 7" x 12' 2" (4.14m x 3.71m)

Double glazed window to rear and side, tiled floor, one radiator, door leading to the reception room and further double doors leading out to the garden.

**First Floor Landing**

Obscure secondary glazed stained lead lite window to side, loft hatch, built in double cupboard housing lagged copper cylinder, dado rail and a picture rail.

**Master Bedroom** 13' 4" x 12' 7" (4.06m x 3.84m)

Double glazed lead lite bay window to front, one radiator, picture rail, coving to smooth plastered ceiling, wall lights, fitted wardrobe to one wall and door to:

**En Suite**

Comprises of a 3 piece suite with shower cubicle, wash hand basin with tiled splash backs, low flush WC, tiled floor, coving to smooth plastered ceiling, one radiator and obscure double glazed window to side.







**Bedroom 2** 13' 10" x 11' 7" (4.22m x 3.53m)

Double glazed lead lite window to rear with views overlooking the garden, one radiator, picture rail, smooth plastered ceiling, fitted wardrobe to one wall and dresser.

**Bedroom 3** 11' 9" x 8' 8" (3.58m x 2.64m)

Double glazed lead lite window to rear, one radiator, picture rail, built in cupboard and smooth plastered ceiling.

**Bedroom 4** 12' 4" x 7' 1" (3.76m x 2.16m)

Double glazed lead lite doors to front giving access to balcony, further window to side, one radiator, picture rail.

**Family Bathroom**

Obscure double glazed lead lite window to side, panelled bath with mixer taps and shower attachment, separate shower cubicle with MIRA power shower, vanity wash hand basin, low flush WC, smooth plastered ceiling, one radiator.

**Rear Garden**

Raised decking area which is ideal for alfresco dining and further patio area leading to the lawned garden with flower and shrub borders, further decking area to rear and a tree house to remain. To the side is access to the garage.

**Front Garden**

Ample parking for several vehicles and access to the garage.

**Garage**

Single Garage

Double doors to front. The garage has power and lighting. To the rear of the garage houses the boiler for hot water and gas central heating and door that leads to the garden.



### Ground Floor



### First Floor



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## Dedman Gray

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