

**DEDMAN
GRAY**

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30 St Augustines, Thorpe Bay

£875,000 Freehold



Rare opportunity in Burges Estate, 4-bed detached chalet bungalow near seafront, 3 receptions, 2 baths, modern kitchen, garage, in and out driveway. Outdoor space with patio, rear garden, shed. No chain.

Tenure: Freehold

- Large 4 bedroom detached chalet bungalow on a corner plot
- Popular Burges Estate
- 3 reception rooms
- 2 bathrooms
- Fitted kitchen with central island
- Good sized rear garden
- Stones throw from the seafront
- No onward chain
- Single attached garage with electric door and an in and out driveway

Entrance

Lead light double glazed door and window to front leading to:

Entrance Hall

One double radiator, dado rail, coving to smooth plastered ceiling, stairs to the first floor, door giving access to the garage, large storage cupboard with rail, understairs storage cupboard.

Snug Room 16' 6" x 11' 6" (5.03m x 3.51m)

Double glazed patio doors leading to and overlooking the rear garden, dado rail, coving to smooth plastered ceiling.

Bedroom 1 11' 1" x 14' 2" (3.38m x 4.32m)

Double glazed bay window to front, one radiator, coving to smooth plastered ceiling, wall lights.

Bedroom 2 / Study 11' 4" x 11' 1" (3.45m x 3.38m)

Double lead lite window to front, one radiator, feature stained lead lite window to side, dado rail, coving to smooth plastered ceiling.

Ground Floor Shower Room 11' 9" x 5' 8" (3.58m x 1.73m)

Obscure double glazed window to side, feature stained lead light window to front, walk in shower with mixer taps and rainfall shower head over, low flush WC, built in vanity unit with mixer taps, tiled floor and walls, shaver point, heated towel rail, coving to smooth plastered ceiling with spot lights.

Kitchen 15' 4" x 11' 6" (4.67m x 3.51m)

Double glazed window to side and double glazed French doors leading to the garden, a range of modern base and eye level units with concealed lighting, built in oven, 4 ring electric trim NEFF hob inset to the granite worktop with extractor fan above, integrated dishwasher and washing machine, fridge/freezer and a central island with granite worktop, storage and power sockets, wooden flooring, further fitted base and eye level cupboards to one wall, one radiator, coving to smooth plastered ceiling with inset spot lights and open plan to:

Orangery 22' 9" x 11' 5" (6.93m x 3.48m)

Double glazed window to rear and side as. Double glazed folding doors giving access to the garden, wooden flooring, 2 radiators and further bi folding doors to:





Lounge 14' 6" x 12' 4" (4.42m x 3.76m)

Feature fireplace, dado rail, wall lights , coving to smooth plastered ceiling.

First Floor Landing

Dado rail, smooth plastered ceiling with loft hatch.

Bedroom 3 12' 11" x 11' 7" (3.94m x 3.53m)

Double glazed lead light window to front, one radiator, smooth plastered ceiling, built in wardrobe to one wall.

Bathroom 9' 8" x 6' 9" (2.95m x 2.06m)

Obscure double glazed window to side, four piece suite comprising of a corner bath with mixer taps, separate shower cubicle, low flush WC and a wash hand basin with mixer taps, one radiator, tiled floor, smooth plastered ceiling with spot lights.

Bedroom 4 12' 6" x 9' 1" (3.81m x 2.77m)

Double glazed window to rear, one radiator, fitted wardrobe to one wall and further wardrobe with storage over the bed with matching dresser, smooth plastered ceiling.

Garden

Commencing with a paved patio area which leads to a good sized rear garden with flower and shrub borders with a further patio area to rear ideal for alfresco dining and access to a brick built shed and further timber shed to remain, there is side gate access, external tap and power socket

Garage

Single Garage

Attached garage with electric up and over door to front, power and lighting, some base and eye level units.





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