

**DEDMAN
GRAY**

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24 Fortescue Chase, Thorpe Bay

£885,000



Spacious extended 4-bed detached house in sought-after location. 3 receptions, 3 bathrooms, large kitchen, utility room, in/out drive, garage, maintained garden. Ideal for families, within the Bournes Green School catchment.

Council Tax band: F

Tenure: Freehold

- Thorby built extended family home
- 3 reception rooms and 4 good sized bedrooms
- Fitted kitchen
- Large utility room
- 3 Bathrooms
- 18'8 Master bedroom with en suite
- In and out drive and access to single garage
- Bournes Green School catchment
- Lovely well maintained South facing rear garden
- Two side access gates to garden

Entrance

Entrance door with obscure double glazed lead lite side light leading to:

Entrance Hall

Double glazed window to side, wooden panelling to walls, smooth plastered ceiling with downlighters, warm air vent, stairs leading to the first floor with understairs storage area, built in double cupboard, wooden laminate flooring.

Ground Floor Shower Room

Obscure double glazed window to front, large walk in shower with mixer taps and shower attachment and further rainfall shower over, wash hand basin with mixer taps, low flush WC, wall mounted heated towel rail, smooth plastered ceiling with down lighters and extractor fan.

Snug Room 15' 9" x 8' 7" (4.80m x 2.62m)

Double glazed window front with bespoke shutters, smooth plastered ceiling with down lighters, fitted bespoke units to one wall, wooden laminate flooring. N.B. This room could be used as a ground floor bedroom).

Lounge 21' 6" x 12' 4" (6.55m x 3.76m)

Double glazed window to front with bespoke shutters, warm air vent, coving to textured ceiling, feature fireplace with inset log burner, double glazed sliding patio doors to rear overlooking and leading to the rear garden.

Dining Room 10' 9" x 9' 4" (3.28m x 2.84m)

Wooden laminate flooring, wall mounted control switch, coving to textured ceiling, warm air vent, serving hatch and double glazed sliding patio doors leading out to the rear garden.

Kitchen 14' 2" x 10' 5" (4.32m x 3.18m)

Double glazed window to rear with views overlooking the garden, a range of base and eye level units with concealed lighting, built in wine racks, AEG 4 ring electric hob, separate oven and grill, integrated BEKO dishwasher and fridge, stainless steel sink unit with mixer taps inset to wooden worktop, serving hatch, textured ceiling and door giving access to:

Utility Room 14' 2" x 7' 9" (4.32m x 2.36m)

Double glazed window and door to rear, ceramic sink with mixer taps inset to wooden worktop, plumbing for washing machine and tumble dryer, built in cupboard which houses the mega flow cylinder which was installed in September 2022, coving to smooth plastered ceiling and door leading to garage.

First Floor Landing

Lovely large landing with double glazed window to front with bespoke fitted shutters, oak top bannisters, coving to textured ceiling, loft hatch, wood panelling to walls, warm air vent, storage cupboard housing pressure cylinder.





Bedroom 1 18' 8" x 10' 8" (5.69m x 3.25m)

Double glazed windows to rear with bespoke fitted shutters, built in fitted wardrobes to one wall, coving to smooth plastered ceiling, warm air vent and access to:

En Suite Shower Room 7' 8" x 7' 7" (2.34m x 2.31m)

Obscure double glazed window to front, tiled floor with underfloor heating, walk in shower with mixer taps and shower attachment and further rainfall shower over, low flush WC, vanity unit with mixer taps, wall mounted towel rail, smooth plastered ceiling with extractor fan.

Bedroom 2 14' 8" x 12' 4" (4.47m x 3.76m)

Double glazed window to rear with bespoke shutter and overlooking the garden, fitted double wardrobes, textured ceiling.

Bedroom 3 10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed window to rear with bespoke fitted shutters, textured ceiling

Bedroom 4 12' 4" x 6' 8" (3.76m x 2.03m)

Double glazed window to front with bespoke fitted shutters, textured ceiling, warm air vent.

Family Bathroom

Obscure double glazed window to front, white suite comprising of a panelled bath with mixer taps, separate shower cubicle with mixer taps and shower attachment with further rainfall shower over, low flush WC, vanity unit with mixer taps, tiled floor, smooth plastered ceiling with down lighters.

Rear Garden

Lovely secluded South facing rear garden which commences with a patio area ideal for alfresco dining which leads to a well maintained and established lawned rear garden with flower and shrub borders, external lighting, electric socket and tap, shed to remain and side gate access which leads to the front.

Front Garden

In and out driveway to front for ample parking and access to the single garage.

Garage Single Garage 15'2 x 8'6. Electric roller door to front, power and lighting, door giving access to the utility room.





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