



12 Wyatts Drive, Thorpe Bay

Thorpe Bay

£1,400,000



Luxurious 5-bed detached house with modern features. Expansive lounge/kitchen, underfloor heating, walk-in wardrobes, en-suites. Landscaped garden, gym, direct golf course access. Prime location near school and promenade. Ideal for discerning buyers seeking luxury living. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Superb and spacious detached family home backing golf course
- 5 Double bedrooms with 3 having walk in wardrobes
- 4 En suites plus large family bathroom
- Magnificent 41' family lounge/kitchen/diner with bi-folding doors to garden
- Underfloor heating to ground floor
- Greenways School catchment area
- Panoramic views overlooking the golf course
- Block paved in and out driveway and single garage
- No expense spared and a must be seen
- Approx 4,000 sq.ft



Entrance

Entrance door with double glazed sidelights leading to:

Grand Entrance Hall

18' 9" x 6' 2" (5.72m x 1.88m)

Porcelain tiled floor with underfloor heating, stairs leading to the first floor with bespoke understairs bar area, smooth plastered ceiling and doors to:

Reception Room

14' 9" x 12' 7" (4.50m x 3.84m)

Double glazed window to front, smooth plastered ceiling.

Lounge

21' 5" x 11' 7" (6.53m x 3.53m)

Double glazed bay window to front with bespoke shutters and seating area, smooth plastered ceiling with suspended pelmets with lighting, feature wall with inset TV and speakers .

Inner Hall

Porcelain tiled floor, smooth plastered ceiling and doors to:

Boot Room

8' 5" x 3' 8" (2.57m x 1.12m)

Sensor lighting when opening the door, porcelain tiled floor, coat rail with shelving, smooth plastered ceiling with down lighters and wall mounted fuse box

Cloakroom

Low flush WC, vanity unit with mixer taps, tiled floor and half tiled walls, smooth plastered ceiling with down lighters,

Family Lounge/Kitchen/Diner

40' 9" x 18' 6" (12.42m x 5.64m)

Spacious family room offering so much from the lounge area for relaxing to the dining area and luxury fitted kitchen with the added benefit of bi-folding doors opening to the landscaped garden. The bespoke fitted kitchen offers a range of base and eye level units with concealed lighting, built in 4 ring





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GARDEN

You have this amazing garden which offer so much with a porcelain tiled patio with luxury Pergola with side shutters with steps that lead to the beautiful landscaped rear garden, being lawned and having flower and shrub borders, paved pathway to rear where there is a further large paved patio area, which is ideal for alfresco dining, and access to the large outbuilding which is used for a gym with storage to rear. The rear fence has a gate that allows you access to the superb Thorpe Bay golf course.

FRONT GARDEN

Block paved in and out driveway to front, ample parking, access to a single garage with electric roller door, power and lighting. Personal door leading to utility room.

GARAGE

Single Garage

Single garage to front with electric roller door, power and lighting.



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