

**DEDMAN  
GRAY**

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**44 Marcus Avenue, Thorpe Bay**

Thorpe Bay

**£700,000**



Charming 3-bed bungalow on the Burges estate with lounge, sun lounge, fitted kitchen, cloakroom, detached garage, and secluded rear garden. Walking distance to Thorpe Bay amenities and station. Detached garage with power & lighting. Tranquil residence in sought-after area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular Burges estate
- 3 bedrooms
- Spacious lounge
- Fitted kitchen
- Sun lounge
- Cloakroom
- Detached garage
- Secluded rear garden
- Walking distance to Thorpe Bay Broadway & Station

**Entrance door leading to:**

**Entrance Hall**

Tiled floor, coving to smooth plastered ceiling with downlighters and loft hatch, one radiator, thermostat control switch, storage cupboard.

**Bedroom 3** 11' 8" x 8' 4" (3.56m x 2.54m)

Double glazed lead lite window to front and side, one radiator, coving to smooth plastered ceiling.

**Bedroom 1** 14' 11" x 14' 10" (4.55m x 4.52m)

Into bay. Double glazed lead lite bay window to front, one radiator, coving to smooth plastered ceiling, wooden flooring.

**Bedroom 2** 11' 3" x 9' 9" (3.43m x 2.97m)

Double glazed lead lite window to side, one radiator, coving to smooth plastered ceiling, wooden flooring.

**Shower Room** 8' 2" x 5' 7" (2.49m x 1.70m)

Obscure double glazed lead lite window to side, shower cubicle with mixer taps, wash hand basin with mixer taps, low flush WC, one radiator, smooth plastered ceiling with downlighters.

**Lounge** 16' 9" x 11' 3" (5.11m x 3.43m)

Double glazed lead lite window to side, fireplace with marble hearth, one radiator, coving to smooth plastered ceiling, double glazed lead lite double doors leading to:

**Kitchen** 11' 2" x 10' 6" (3.40m x 3.20m)

Double glazed lead lite window to side and rear, a range of base and eye level units with concealed lighting, built in 4 ring gas hob with extractor hood over and oven below, stainless steel sink unit with mixer taps inset to worktop, integrated washing machine and dishwasher, terracotta tiled floor, smooth plastered ceiling with downlighters, one radiator and built in cupboard housing the wall mounted boiler for hot water and gas central heating UPVC lead lite door to:

**Sun Lounge** 19' 1" x 9' 5" (5.82m x 2.87m)

Double glazed window to rear and side, tiled floor, 2 radiators and double doors leading to the garden and further door leading to a cloakroom with low flush WC and wash hand basin



**Cloakroom**

Double glazed windows, low flush WC and vanity sink unit with mixer taps, tiled floor.

**Rear Garden**

A lovely secluded garden which commences with block paved patio which leads to a lawned rear garden with established plants and trees, further seating area, hardstanding area for the shed, an outside electric socket. To the side there is a block paved drive and gate to the front.

**Front Garden**

Blocked paving to front for off street parking for several cars. Block paving to side leading to detached garage.

**Garage**

Single Garage

15'4 x 8'2. Detached garage with roller door to front, personal door to side, power and lighting.





## Dedman Gray

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