

**DEDMAN
GRAY**

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1 Branscombe Square, Thorpe Bay

£700,000



Charming 'Goldsworthy' bungalow with stunning views of Branscombe Square Green. Featuring 2 bedrooms, 2 reception rooms, fitted kitchen, modern bathroom, garage, and spacious rear garden. Close to Thorpe Bay Train Station. Ideal for relaxation and entertainment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Two Bedroom 'Goldsworthy' Bungalow
- Two Large Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Four-Piece Family Bathroom
- Generously Sized Rear Garden with Brick Built Pond
- Garage with Power and Lighting
- Close Proximity to Thorpe Bay Train Station
- stunning views of the quiet Branscombe Square Green

Entrance

Porch area with tiled flooring, wooden door leading to entrance hall, carpet flooring, radiators, storage cupboards, exposed wooden beams, loft access, pendant lighting.

Lounge

Carpet flooring, radiator, double glazed windows to side aspect, double glazed window to rear aspect, single glazed door leading to dining area, brick built feature fireplace, exposed wooden beams, pendant lighting.

Kitchen

13' 9" x 8' 4" (4.19m x 2.54m)

Wood effect flooring, double glazed window to side aspect, double glazed door leading to side aspect, base & wall units, marble effect work surface incorporating ceramic sink & drainer, 5 point gas hob with extractor over, integrated 'SIEMENS' oven, integrated dishwasher, space for fridge freezer, storage cupboard with space for washing machine, tiled splash back, spotlight lighting.

Dining Room

18' 10" x 11' 5" (5.74m x 3.48m)

Wooden flooring, double glazed french doors to rear aspect, double glazed window to side aspect, double glazed window to rear aspect, radiator, brick built feature fireplace, pendant lighting.

Bedroom 1

15' 6" x 12' 9" (4.72m x 3.89m)

Carpet flooring, double glazed bay window to front aspect, double glazed window to side aspect, radiator, brick built feature fireplace, exposed wooden beams, pendant lighting.

Bedroom 2

12' 4" x 10' 4" (3.76m x 3.15m)

Wooden flooring, radiator, double glazed window to front aspect, double glazed window to side aspect, double glazed obscure window to side aspect, brick built feature fireplace, pendant lighting.

Bathroom

8' 9" x 6' 6" (2.67m x 1.98m)

Wooden flooring, double glazed obscure window to side aspect, radiator, hand basin, shower cubicle, panelled bath, W/C, tiled walls, extractor, spotlight lighting.





GARDEN

Great size rear garden laid to lawn, brick built plumbed pond, block paved patio entertainment area, shrubs and flower beds, side access.

FRONT GARDEN

Attractive front garden laid to lawn, block paved pathway, concrete driveway with space for one vehicle.

GARAGE

Single Garage

Up and over door, electric and power supplied.





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