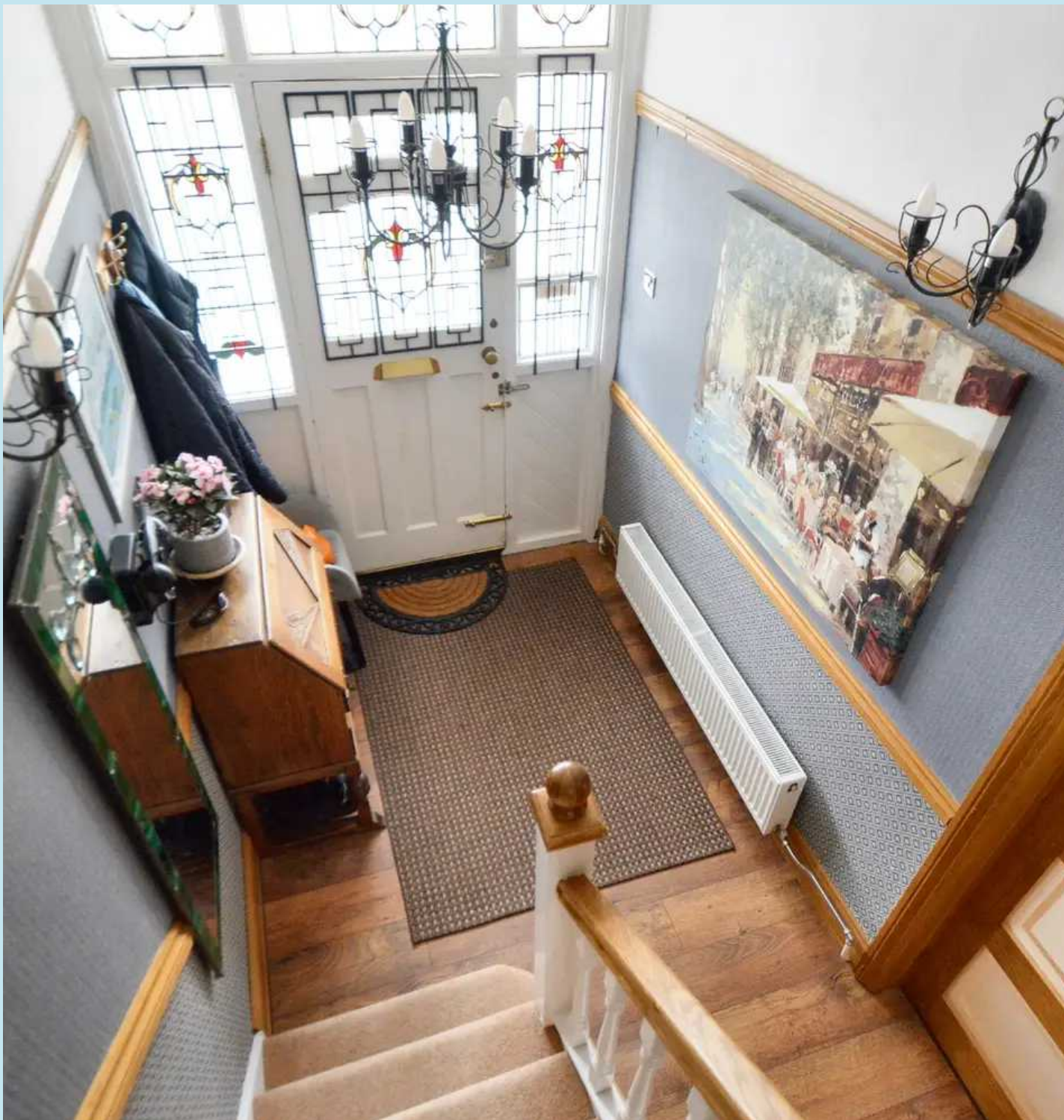


**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

70 Thorpedene Gardens, Shoeburyness

£650,000



Beautiful 4 bed detached house with 3 receptions, en suite master bedroom, picturesque garden views, 4 piece family bathroom, ground floor wc, home office, roof terrace, patio seating area, artificial lawn, off-road parking, original brick walls. Perfect family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended Delightful character home
- 4 bedrooms and 3 receptions
- Master bedroom with en suite shower
- Living room overlooking a stunning landscaped garden
- Spacious 4 piece family bathroom
- Ground floor guest wc
- Attractive Home Office in former garage space
- Large roof terrace from rear bedroom

#### **Entrance**

Pair of part glazed 'bevelled edge' multi pane hardwood doors to

**Pitched Roof Entrance Porch** 6' 6" x 2' 10" (1.98m x 0.86m)

Attractive tiled flooring. Part leaded windows to front and side aspects. Access to original period style timber door inset with obscure leaded inserts with matching side panels to either side leading to

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## Reception Hallway 15' 4" x 5' 11" (4.67m x 1.80m)

Stairs rising to first floor accommodation with spindle balustrade and understairs storage cupboards. Radiator. Picture rail. Dado rail. Wall light points. Feature recessed area inset with mirror. Thermostat control panel. Pair of contemporary style part obscure glazed doors to rear reception. Contemporary style 'part obscure' glazed doors to Formal Sitting Room and Ground Floor Guest WC. Coving to smooth plastered ceiling.

## Formal Sitting Room 14' 8" x 13' 10" (4.47m x 4.22m)

Into Bay. uPVC double glazed bay window to front aspect with leaded fan light openers over. The focal part of the room is a beautiful period style 'open flue' fireplace with tiled hearth, wrought iron surround with wooden surround and mantle. Picture rail. Radiator. Wall light points. High quality laminate wood effect flooring. Coving to smooth plastered ceiling.

## Snug Area 13' 1" x 10' 11" (3.99m x 3.33m)

uPVC double glazed window to side aspect. Impressive exposed brick chimney breast recess inset with wood burner stove with period feature wooden mantle shelving surround. High quality wood effect flooring. Radiator. Picture rail. Wall light points. Double width square arch providing access to Kitchen. Range of multi pane glazed doors providing access to Living Room/Diner. Coving to smooth plastered ceiling.



**Kitchen 17' 9" x 8' 10" (5.41m x 2.69m)**

uPVC double glazed window to side aspect. Further 'borrowed light' double glazed window to rear overlooking the dining area of the Living Room. The Kitchen offers a range of eye and base level units with rolled edge working surfaces inset with single drainer sink unit with mixer tap over. Freestanding double oven with four ring gas hob (to remain). Space for upright fridge/freezer. Under counter washing machine (to remain). Further undercounter space for further utilities. Glass fronted display cabinets. Splashback tiling. Wall mounted 'Main' boiler. Attractive 'herringbone style' wood flooring. Picture rail. Coving to smooth plastered ceiling.

**Living Room/Dining Room 28' 9" x 17' 9" (8.76m x 5.40m)**

Reducing to 6m. Impressive almost full width range of uPVC double glazed windows to rear aspect inset with wider than average sliding patio doors. High quality laminate wood effect flooring. Radiators. Multi pane split 'stable style' door leading to a small courtyard area with access to Office space. Wall light points. Picture rail. Coving to smooth plastered ceiling inset with a pair of ceiling mounted fans.

**Ground Floor Guest Cloakroom/WC**

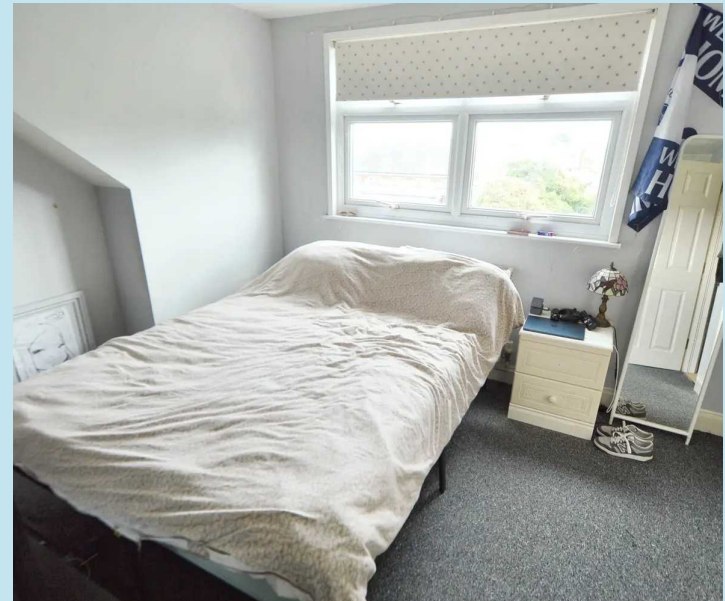
Obscure uPVC double glazed window to side aspect. Tiled flooring. The modern two piece suite comprises low level flush wc and vanity wash hand basin with mixer tap over and storage cupboard under. Partly tiled walls. Smooth plastered ceiling.

**First Floor Landing 8' 1" x 8' 0" (2.46m x 2.44m)**

Obscure uPVC double glazed window to side aspect. Contemporary style 'part obscure' glazed doors to Bedrooms two, three, four and Family Bathroom. Turned staircase to upper floor with spindle balustrade. Dado rail. Picture rail. Coving to smooth plastered ceiling.

**Front Bedroom 14' 8" x 12' 3" (4.47m x 3.73m)**

14'7 (into bay) x 12'2 (including wardrobes) - uPVC double glazed bay window to front aspect. Picture rail. Pair of two door wardrobes inset to alcoves. Radiator. Coving to smooth plastered ceiling with ceiling mounted fan.



**Rear Bedroom** 13' 0" x 12' 3" (3.96m x 3.73m)

Pair of uPVC double glazed French doors providing access to a large 'roof terrace' which is 17ft in depth (Agents Note; please note that there are currently no safety rails to either side and this would need to be addressed by an interested buyer). Picture rail. Fitted wardrobes inset to alcoves. Radiator. Coving to smooth plastered ceiling.

**Bedroom** 4' 9" x 8' 0" (2.67m x 2.44m)

uPVC double glazed bay window to front aspect. Picture rail. Laminate wood effect flooring. Radiator. Coving to smooth plastered ceiling.

**Four Piece Family Bathroom** 7' 11" x 7' 11" (2.41m x 2.41m)

Pair of obscure uPVC double glazed windows to rear aspect. The four piece suite comprises a panelled enclosed bath with mixer taps over and shower attachment, pedestal wash hand basin, dual flush wc and independent shower enclosure inset with integrated shower unit. Partly tiled walls. Tiled flooring, Radiator. Coving to smooth plastered ceiling.

**Second Floor Accommodation**

Lobby area with panelled doors to:

**Main Bedroom Suite** 18' 4" x 17' 5" (5.60m x 5.30m)

5.6m (max - reducing to 3.43m) x 5.03m - (Some restricted head height) uPVC double glazed window to rear aspect. Double glazed 'Velux style' window to front aspect. Radiator. Low level door to front eaves storage space. Smooth plastered ceiling. Sliding panelled door to;

**En Suite Shower Room** 4' 11" x 4' 9" (1.50m x 1.45m)

Obscure uPVC double glazed window to rear aspect. The three piece suite comprises pedestal wash hand basin, dual flush wc and independent shower enclosure inset with integrated shower unit. Partly tiled walls. Tiled flooring. Smooth plastered ceiling.





### **Rear Garden**

The generous size rear garden is approached via the rear Living Room and provides a spacious patio seating area. Sideway access. Outside water tap. The Garden has been laid with high quality artificial lawn and offers an abundance of trees, shrubs providing a private and semi secluded Garden area.

### **Garden**

6' 12" x 6' 12" (2.13m x 2.13m)

Courtyard leading to HOME OFFICE. Approached via the Living Room there is a small courtyard area (approx 7' x 7') which provides access to a converted Garage space. Approached via timber door the Office area measures 10'2 x 7'6 and offers power and lighting, Smooth plastered ceiling and walls. Sliding door provides access to the front storage space (measures 7'6 x 4'6) which can also be accessed via a pair of part obscure glazed timber doors.

### **Front Garden**

Original style brick retaining wall to the front inset with attractive gate leading to a pathway with access to the front door. Further pair of matching gates providing access to block paved off road parking.

### **OFF STREET**

1 Parking Space

Block paved off road parking.

GROUND FLOOR  
1150 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



2ND FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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