

**DEDMAN
GRAY**

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150 St. Augustines Avenue, Thorpe Bay

£795,000



Modern 4-bed semi-detached in Burges Estate. Stylish design, 2 reception rooms, spacious living/kitchen/diner, master en-suite with balcony, walk-in closet. Utility room, family bath, garage, driveway, 80' secluded garden, patio, log cabin/office, alfresco dining, BBQ area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Popular Burges Estate
- 4 good sized bedrooms
- 2 reception rooms
- Fantastic and spacious modern Living/kitchen/diner
- Utility Room
- Master bedroom with Juliette balcony to rear
- En-suite & walk in wardrobe to master bedroom
- Modern family bathroom
- 80' rear secluded rear garden
- Garage and Driveway

Entrance Hall

Double glazed door and side window leads to the welcoming hallway. Karndean flooring and storage cupboard under stairs, radiator, coving to smooth plastered ceiling with downlights.

Cloakroom

Modern cloakroom with wc and wash hand basin, Marshall Bull porcelain tiling, obscure double glazed lead light window to side, heated towel rail. Coving to smooth plastered ceiling.

Snug Room 11' 8" x 10' 9" (3.56m x 3.28m)

Double glazed window to front, Karndean flooring, radiator, coving to smooth plastered ceiling with central rose.

Living Room 17' 0" x 11' 0" (5.18m x 3.35m)

Cosy main living room with wonderful central feature cast iron fireplace with period inset tiles, double glazed window to front, radiator, Karndean flooring, coving to smooth plastered ceiling with central ceiling rose.

Living Room/Kitchen 24' 0" x 17' 0" (7.32m x 5.18m)

Very spacious with room for a dining table and a comfortable area for settees and chairs. Cleverly extended with full height easy glide sliding patio doors opening the room to the patio and garden. The bespoke Moylans kitchen with central island unit also features high quality appliances including integrated Gaggenau steamer, warming tray and main oven, two Siemens full fridge freezers with matching integrated dishwasher, glass ceramic Bora hob extractor, Quooker hot water tap and waste disposal, salt water filter system in the separate utility room. Marbonyx granite work surfaces including the island unit, underfloor heating to the Marshall Bull porcelain floor tiling running from kitchen, utility room through onto the large patio, smooth plastered ceiling with downlights.

Utility Room Fitted with an additional Butler sink set in granite worktop, extensive range of modern cupboards, one of which houses the gas boiler, Porcelain tiled flooring with underfloor heating, double glazed window to rear and side door, smooth plastered ceiling with downlights.

First Floor Landing

Radiator, smooth plastered ceiling with downlights, loft hatch.

Master Bedroom 16' 5" x 15' 0" (5.00m x 4.57m)

Lovely bright and spacious main bedroom with a large walk in dressing room and extremely well fitted en suite with underfloor heating. The main room has Juliette double glazed doors looking out to the garden and a further double glazed window to the side, radiator.

En Suite Shower Room Large en suite finished to a very high spec with a double shower, wash hand basin and wc. Tiled floor with underfloor heating, smooth plastered ceiling with downlights, heated towel rail.





Bedroom 2 14' 6" x 12' 3" (4.42m x 3.73m)

Narrowing to 77. Double glazed window to front, door leading out to the BALCONY. Fitted modern wardrobes to one wall and fitted cupboards to another wall with drawers under. Smooth plastered ceiling.

Bedroom 3 11' 3" x 10' 9" (3.43m x 3.28m)

Double glazed lead light window, radiator, smooth plastered ceiling with downlights, built in cupboard.

Bedroom 4 11' 3" x 10' 3" (3.43m x 3.12m)

Double glazed lead light window to side, radiator, smooth plastered ceiling with downlights.

Family Bathroom 9' 2" x 8' 5" (2.79m x 2.57m)

Suite comprising freestanding roll top bath with mixer taps and shower attachment, very large double shower with rainfall shower over, WC and wash hand basin. Underfloor heating and exceptional Marshall Bull tiling.

Rear Garden

Approximately 80' in depth, mostly laid to lawn, large patio area with quality porcelain tiles creating the feel of the garden flowing into the living room/kitchen with the patio doors open. To the end of the garden there is a sizeable log cabin with power and light. There is a raised seating area to the rear, ideal for alfresco dining. BBQ area. Door from the Utility Room out to the Driveway.

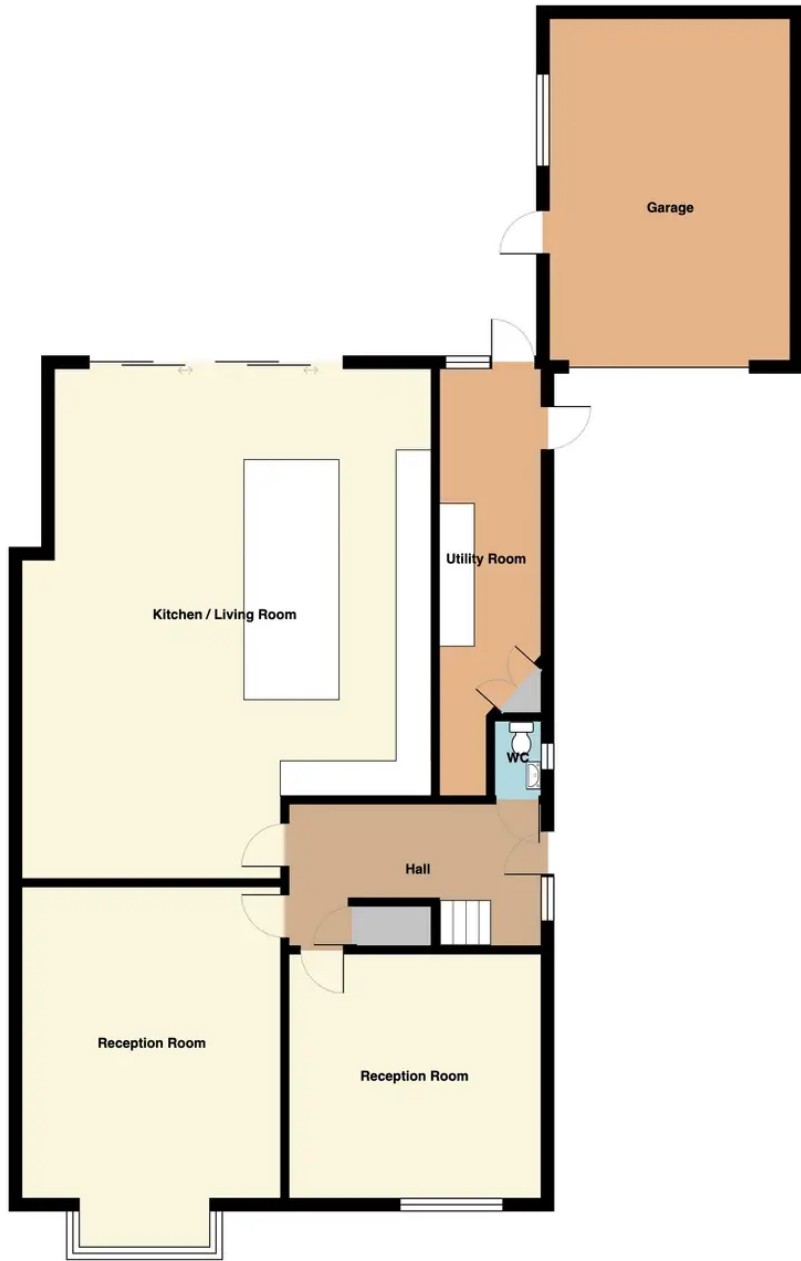
Front Garden

Block paved with parking for several cars, extending down the side to the garage.

Garage

Single Garage

18'2 x 8'2 Electric roller shutter garage door to front, power and lighting, personal side door giving access to garden.





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