

**DEDMAN
GRAY**

www.dedmangray.co.uk

108 The Broadway, Thorpe Bay

Asking Price: £1.35m



Luxurious 6 bed home in Burges Estate with grand entrance hall, 5 reception rooms, modern kitchen, 3 bathrooms. Secluded rear garden with patio, fish pond, and balcony. Double-length garage, in/out drive. Walking distance to shops and train station. Ideal for families and entertaining.

Council Tax band: G

Tenure: Freehold

- Large 6 bedroom detached family home
- Grand Entrance Hall
- 5 reception rooms
- Fitted Kitchen/diner
- 3 Bathrooms
- Popular Burges Estate
- Utility Room and separate cloakroom
- Secluded and immaculate rear garden
- No onward chain

Entrance

Hardwood entrance door with glazed sidelights leading to:

Grand Entrance Hall 20' 2" x 7' 9" (6.15m x 2.36m)

Staircase leading to the first floor, built in ornate alcoves, video entry phone, coving, one radiator with cover, understairs storage cupboard with light housing the gas and electric meters.

Reception 14' 5" x 11' 3" (4.39m x 3.43m)

into bay. Double glazed bay window to front, coving to smooth plastered ceiling, radiator with cover, door to:

Second Reception 11' 2" x 9' 5" (3.40m x 2.87m)

Double glazed window to side, radiator, coving to smooth plastered ceiling, door to:

Ground Floor Shower Room 8' 2" x 4' 3" (2.49m x 1.30m)

Obscure double glazed window to side, shower cubicle, vanity wash hand basin, low flush wc, coving to smooth plastered ceiling.

Dining Room 17' 8" x 14' 9" (5.38m x 4.50m)

into bay. Double glazed bay window to front, feature fireplace with marble hearth, radiator, coving to smooth plastered ceiling, central feature ceiling rose with light, double doors with access to:

Lounge 17' 5" x 14' 9" (5.31m x 4.50m)

Double glazed door and window to side, feature fireplace with marble hearth, two radiators with covers, two feature ornate wall alcoves with lighting, coving to smooth plastered ceiling and feature central ceiling rose.

Orangery

22' 3" x 10' 3" (6.78m x 3.12m)

Double glazed full length windows with views overlooking the secluded garden and having double doors leading out onto the patio, wooden flooring, radiator with cover, coving to smooth plastered ceiling and central ceiling light, double glazed door leading to:

Kitchen/Diner

Double glazed window to rear and side, range of base and eye level units with concealed lighting, fitted butler sink with mixer taps, slate worktop with inset drainer, built in AEG 4 ring electric hob with extractor hood above, separate double Neff ovens with Neff microwave over, integrated fridge/freezer and Neff dishwasher, eye level cupboard with inset wine rack holder, terracotta colour tiled floor, further area to side with terracotta flooring, built in cabinets and shelving to eaves, log burner to remain and further cupboard storage and worktop, textured ceiling with spotlights and door to side leading to:

Inner Hall

access from the kitchen to the inner hall has a door to the front that leads to the front drive and then along the inner hall is cupboards for storage and access to utility room and separate WC and further obscure door leading to the garden.

Utility Room



Cloakroom

Obscure window to side, low flush Wc and a wash hand basin

First Floor Landing 18' 9" x 11' 4" (5.72m x 3.45m)

Increasing to 11'8". Stairs lead to the second floor and double doors that led out to stairs leading onto a roof terrace, understairs storage cupboard housing the boiler and further cupboard housing lagged copper cylinder.

Bedroom 1 15' 7" x 15' 5" (4.75m x 4.70m)

to wardrobe. Double glazed bay window to front, radiator, fitted wardrobe with matching bedside cabinets, further fitted dresser unit with mirror and drawers, coving to smooth plastered ceiling. Door leading to:

Jack and Jill Shower Room Double glazed door leading to front balcony, walk in shower cubicle with mixer taps, built in vanity unit, low flush wc, heated wall mounted towel rail, coving to smooth plastered ceiling.

Bedroom 2 15' 1" x 10' 8" (4.60m x 3.25m)

Double glazed bay window to rear, two radiators, coving to smooth plastered ceiling.

Bedroom 3 14' 5" x 10' 5" (4.39m x 3.18m)

Double glazed bay window to front, radiator with cover, built in wardrobes with storage above and matching dressing table, coving to smooth plastered ceiling.

Bedroom 4 10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed window to side, radiator with cover, fitted wardrobes to one wall and further wardrobes and dresser to another, picture rail, smooth plastered ceiling.

Bedroom 5 11' 3" x 9' 5" (3.43m x 2.87m)

Double glazed window to side, fitted Warne and dresser unit, radiator, coving to ceiling.

Bedroom 6 9' 9" x 7' 8" (2.97m x 2.34m)

Double glazed window to rear, fitted wardrobe to one wall and further dresser to other.

Bathroom 11' 3" x 7' 7" (3.43m x 2.31m)

narrowing to 5'4". Double glazed window to side, large bathroom prising three piece suite, bath with shower over, low flush wc, wash hand basin with mixer taps, radiator with cover, heated towel rail, coving to smooth plastered ceiling with spotlights.

Second Floor

Loft Room 26' 6" x 19' 2" (8.08m x 5.84m)

Double glazed window to front and double glazed side lights, storage cupboards. door to eaves for storage and two further





Garden

A fantastic and secluded lawned rear garden with flower and shrub borders, patio area, fish pond access to the rear and a staircase that leads upto the balcony which over looks the garden and side gate access

Garage

Double Garage

Up and over door to front leading to a double length garage giving access to the utility room and separate cloakroom





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