

**DEDMAN  
GRAY**

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277 Thorpe Hall Avenue, Thorpe Bay

£675,000 Freehold





Charming detached bungalow in sought-after location with 2 bedrooms, spacious lounge, kitchen/diner, conservatory, large bathroom, west-facing garden, attached garage, off-street parking, landscaped garden, patio area, brick-built outbuilding with WC, and ample storage space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

#### **Porch**

Obscure double glazed doors, further door and side light to:

#### **Entrance Hall**

11' 1" x 7' 9" (3.38m x 2.36m)

Built in cupboard housing lagged copper cylinder, further storage cupboard, radiator, control switch and doors to:

#### **Lounge**

17' 2" x 13' 2" (5.23m x 4.01m)

Double glazed patio doors leading to the conservatory, one radiator, feature fireplace, wall lights, coving. To smooth plastered ceiling

- Detached bungalow
- Two double bedrooms
- Spacious lounge
- Kitchen/Diner
- Conservatory
- Large bathroom
- West backing rear garden
- Attached garage and off street parking
- Walking distance to station and The Broadway
- No onward chain



### **Conservatory**

10' 7" x 9' 2" (3.23m x 2.79m)

Double glazed window to rear with views overlooking the garden windows to side and double doors to side giving access to the garden, power and lighting and wall mounted heater.

### **Kitchen/Diner**

13' 1" x 11' 8" (3.99m x 3.56m)

Double glazed window to rear with views overlooking the garden and further obscure double glazed window to side, base and eye level units with built in Gaggenau 4 ring gas hob with extractor fan and lighting over, stainless steel sink unit with mixer taps inset to worktop, plumbing for a washing machine, integrated fridge/freezer, built in Miele oven and grill, one radiator floor mounted boiler for hot water and gas central heating, suspended ceiling with spot lights, obscure double glazed door to side giving access to the garden.

### **Bedroom 1**

14' 6" x 11' 8" (4.42m x 3.56m)

Double glazed window to front, further stained lead light window to side, fitted wardrobes to one wall with matching bedside cabinet and dresser.

### **Bedroom 2**

13' 9" x 11' 9" (4.19m x 3.58m)

Double glazed window to front, radiator.

### **Bathroom**

8' 9" x 8' 6" (2.67m x 2.59m)

Obscure double glazed windows to side, panelled bath with shower over, los flush WC, bidet with mixer taps, vanity unit, wall mounted medicine cabinet, shaver point (not tested), heated towel rail, extractor fan.







### **REAR GARDEN**

Steps leading down to a west backing lawned garden with flower and shrub borders, patio area, ideal for alfresco dining and further steps that lead up to the conservatory. External tap. Side gate access leads to the front and further brick built outbuilding housing a low flush WC with shelving and power.

### **FRONT GARDEN**

Lawned, flower and shrub borders, access to attached garage.

### **GARAGE**

Single Garage

Attached garage with up and over door.









## Dedman Gray

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