

**DEDMAN
GRAY**

www.dedmangray.co.uk

32 Lodwick, Shoeburyness

In Excess of £1,775,000



Exceptional 5 bed detached house with panoramic sea views. Spacious driveway, double garage, 32' lounge/kitchen/diner, en suite master w/ dressing room. Games/lounge & cinema rooms. Raised decking, heated pool, mature garden, direct beach access. Luxurious and tranquil living.

- Four/five Bedroom Detached House
- Double Garage
- Heated Swimming Pool
- Superb Panoramic Sea Views
- Large Roof Terrace
- Master Bedroom With En Suite And Dressing Room
- 32' Lounge/Kitchen/Diner With Moylans Fitted Kitchen
- Large Games/lounge/entertaining Room
- Sweep In /Out Driveway
- Cinema Room

Porch

Double entrance door, tile effect lino flooring, double radiator, smooth plaster ceiling with inset spotlights, further wooden glazed entrance door leading to:

Entrance Hall 18' 5" x 10' 6" (5.61m x 3.20m)

Wooden flooring, coving to smooth plastered ceiling, wall lights, radiator, stairs to first floor with understairs storage cupboard, entry phone system, access to double garage and doors leading to:

Walk in Coat/Shoe Room 8' 1" x 6' 0" (2.46m x 1.82m)

Obscure double glazed window to front, double radiator, wooden flooring, fitted cupboards to one wall, coving to smooth plastered ceiling, door leading to:

Cloakroom Obscure double glazed window to front, low flush wc, wash hand basin, double radiator, tiled floor, part tiled walls, coving to smooth plastered ceiling.

Snug Room 9' 8" x 9' 5" (2.94m x 2.87m)

Double glazed window to front, double radiator, wooden flooring, coving to smooth plastered ceiling.

Lounge/Kitchen/Diner 32' 9" x 17' 4" (9.98m x 5.28m)

Two sets of double glazed windows to rear, fitted with a range of Moylans base and end units with concealed lighting, stainless steel sink unit with Quooker boiling water mixer tap inset into granite worktop, integrated Neff dishwasher, five ring Range Master cooker, pull-out cupboard housing space for microwave, freestanding area for American fridge/freezer, central island with granite worktop and power sockets to side and drawers and cupboards under, wooden flooring, coving, spotlights, double radiator, two sets of double glazed double doors opening onto:

Utility Room Double glazed door to front, base and eye level units, plumbing for washing machine, stainless steel sink unit with mixer taps.

Lounge 21' 8" x 17' 9" (6.60m x 5.41m)

Double glazed window and double doors leading on to roof terrace with sea views, wooden flooring, coving to smooth plastered ceiling with inset spotlights, bespoke fitted units to one wall with recess for TV, spiral staircase leading down to the lower floor.

First Floor Landing Double glazed window to front, coving to smooth plastered ceiling, loft hatch, wall lights, double radiator, built in cupboard, entry phone.

Master Bedroom 17' 2" x 13' 7" (5.23m x 4.14m)

Double glazed window to rear with double doors leading on to BALCONY with sea views, coving to smooth plastered ceiling with inset spotlights, walk in wardrobe with double doors, lighting, smooth plastered ceiling.

En Suite

11' 3" x 8' 7" (3.42m x 2.61m)

Obscure double glazed window to front, freestanding



En Suite 11' 3" x 8' 7" (3.42m x 2.61m)

Obscure double glazed window to front, freestanding bath with mixer taps, low flush wc, vanity wash hand basin with mixer taps, walk in double shower, tiled floor, wall mounted radiator, heated towel rail.

Bedroom 2 15' 3" x 13' 7" (4.64m x 4.14m)

Double glazed window and double doors leading to BALCONY with sea views, wooden flooring, coving to smooth plastered ceiling, radiator.

Bedroom 3 15' 2" x 13' 2" (4.62m x 4.01m)

Double glazed window and doors leading to BALCONY with sea views, wooden flooring, coving to smooth plastered ceiling, double radiator.

Bedroom 4 13' 3" x 9' 8" (4.03m x 2.94m)

Double glazed window to front, radiator, wooden flooring, built in double cupboard, coving to smooth plastered ceiling.

Bathroom 10' 1" x 7' 8" (3.07m x 2.33m)

Obscure double glazed window to front comprising four piece bathroom suite with panelled and mixer taps and shower attachment, low flush wc, wash hand basin with mixer taps, walk in shower cubicle, tiled floor, double radiator, coving to smooth plastered ceiling.

Lower Floor

Games Room/Lounge/Diner 35' 5" x 29' 0" (10.79m x 8.83m)

35'5" x 29' < 19'8" Double glazed windows to rear, four sets of double glazed patio doors giving access to the rear, side garden and swimming pool and hot tub area. Built in speakers with recess in wall beneath the tv for the entertainment system. Feature censored spot lights inset to wooden flooring, three radiators, smooth plastered ceiling, built in cupboards.

Kitchen 6' 3" x 4' 2" (1.90m x 1.27m)

Stainless steel sink unit with mixer taps inset into a worktop base level units, wall mounted boiler for hot water and gas central heating (not tested), recess for fridge, smooth plastered ceiling, wooden flooring.





Cinema Room 20' 3" x 12' 5" (6.17m x 3.78m)

Smooth plastered ceiling, Domino projector, radiator, entry phone, wooden flooring and cinema screen.

Guest Room/Bedroom 5 12' 6" x 9' 8" (3.81m x 2.94m)

Double doors with blinds, wooden flooring, double radiator, built in speakers, smooth plastered ceiling.

Shower Room 10' 7" x 6' 3" (3.22m x 1.90m)

Obscure double glazed window to rear, low flush wc, wash hand basin with mixer tap, twin showers, extractor fan, tiled floor, heated towel rail, smooth plastered ceiling.

Garden

Commences with a raised decking area with inset spotlights giving access to HEATED SWIMMING POOL with steps down, boiler house to side, external lighting, power points, flower and shrub borders, steps leading down to a mature lawned garden with lighting, mainly laid to lawn with flower and shrubs borders, gate to rear giving easy access to the seafront and beach which is literally just over the road.

Roof Terrace

24' 2" x 21' 2" (7.36m x 6.45m)

Paved, power sockets, panoramic estuary views.

Garage

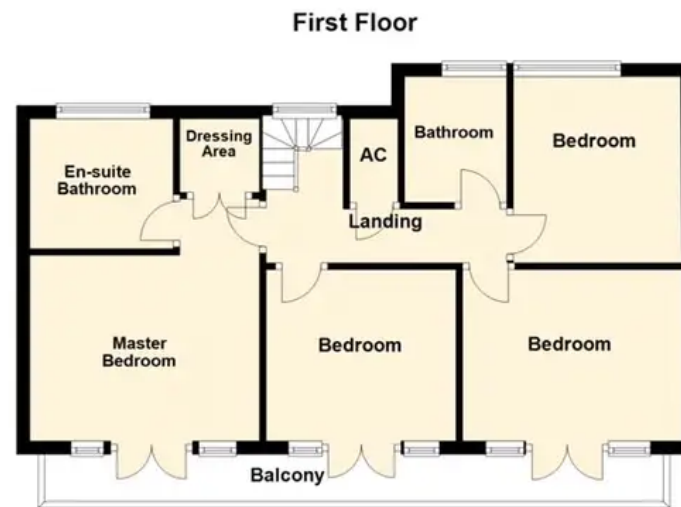
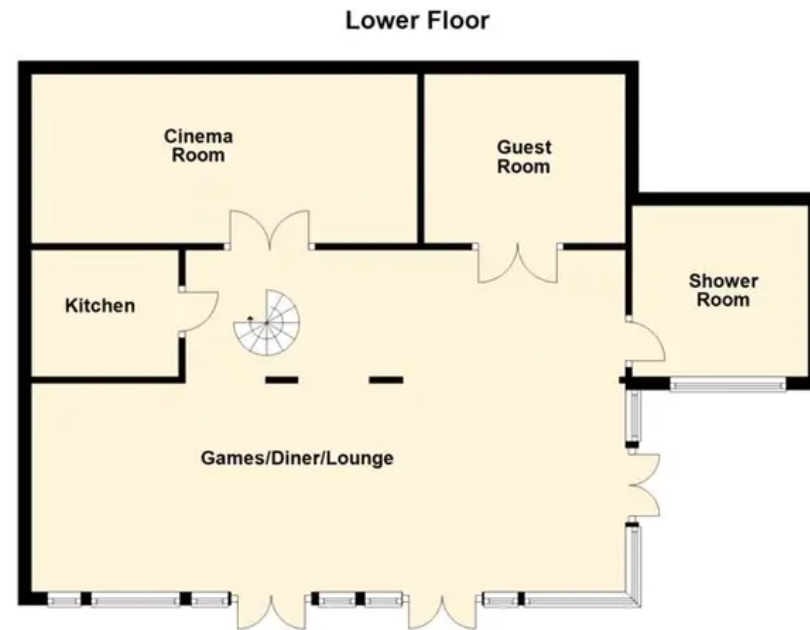
Double Garage

16'9" x 16'7" Electric up and over doors to front, double glazed window to side, power and lighting, cupboard housing electric meters.

Driveway

4 Parking Spaces

Sweep in/out drive with space for several vehicles



32 Lodwick, Shoeburyness



Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

<http://www.dedmangray.co.uk>

