



Maplin Way North | | Thorpe Bay | SS1 3NZ

Offers In Excess Of £800,000

**bear**  
*Estate Agents*

# Maplin Way North | Thorpe Bay | SS1 3NZ Offers In Excess Of £800,000

Introducing this exquisite five-bedroom detached residence nestled in the heart of Thorpe Bay, seamlessly blending coastal charm with functional elegance. Situated within the coveted catchment area of Bourns Green Junior School, and with grammar schools nearby, this home offers an idyllic setting for families seeking proximity to esteemed educational institutions and seamless connectivity.

Effortlessly convenient commuting to London Fenchurch Street is ensured, thanks to the direct links available via Thorpe Bay C2C mainline train station, allowing for a stress-free journey within the hour.

Spanning across multiple levels, this residence boasts five generously proportioned bedrooms, including two luxurious en-suites and a main family bathroom, promising a sanctuary of comfort and privacy for every member of the household. The expansive

- Detached Family Home
- Two En-suites
- Walking Distance To Thorpe Bay Train Station Providing A Direct Commute Into London Fenchurch Street
- Bourns Green Junior School Catchment
- Three Reception Rooms
- Five Double Bedrooms
- Close Proximity To Private And Grammar Schools
- Double Garage
- Large South-East Facing Garden
- Open Plan Kitchen/Living Area

## Frontage

Property is approached by a independent driveway with parking for five vehicles, access to a double garage, sideway and main entrance porch.

## Entrance Porch

10'3 x 5'3 (3.12m x 1.60m)

Main entrance porch is approached by a composite front door, double glazed window to the front and side aspect, slate floors throughout, smooth ceilings with inset spotlights UPVC double door into the garage, potential for built in storage.

## Hallway

Solid wood floors throughout access to the kitchen/diner, access to the lounge/dining area, guest W/C, stairs to the first floor landing, plenty of power points, smooth ceilings with central ceiling lights, alarm system.





### Downstairs W/C

8'5 x 4'7 (2.57m x 1.40m)

This has the potential to be turned into a shower room. This room consists of: vertical radiator fitted, obscured double glazed window to the side, dual flush w.c, large wall mounted vanity unit with storage and porcelain sink with mixer taps and a hand-held shower attachment, tiled floors.

### Open Plan Kitchen/Living Area

25'8 x 20'9 (7.82m x 6.32m)

Herringbone floors throughout, smooth ceilings with inset centre ceiling spotlights, pendant ceiling light, wall mounted radiator, double glazed window facing the front and rear aspect, power points, double glazed obscured door leading onto the side aspect and space for storage. The kitchen comprises of a range of eye & base level units with granite work surfaces, incorporating a five ring gas hob with extractor fan above. Sink with mixer tap, glass splashback, integrated double oven, integrated wine cooler and integrated fridge/freezer. Island with quartz rolltop work surface, breakfast bar and base level units integrated.

### Study

10'3 x 7'7 (3.12m x 2.31m)

Solid wood floors throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, door into downstairs storage cupboard, double glazed window facing the rear aspect, wall mounted radiator, power points and space for storage.

### Open Plan Reception Room

21'4 x 12'4 (6.50m x 3.76m)

Multiple radiators, double glazed French doors onto the rear full width patio, double glazed window to the rear, smooth ceilings with coving to ceiling edge, central ceiling light, plenty of power points, solid wood floors throughout, further open archway which leads into another reception room and a formal dining area.

### Formal Dining Area

19'11 x 8'7 (6.07m x 2.62m)

Double glazed French doors onto the rear patio, feature lighting throughout, solid wood floors, plenty of power points, smooth ceilings with coving to ceiling edge, double glazed window to the front aspect, telephone points and power points.

### First Floor Landing

Loft access, smooth ceilings with inset spotlights doors to bedrooms, main bathroom and storage cupboards, powerpoints.

### Bedroom One

14'7 x 12'5 (4.45m x 3.78m)

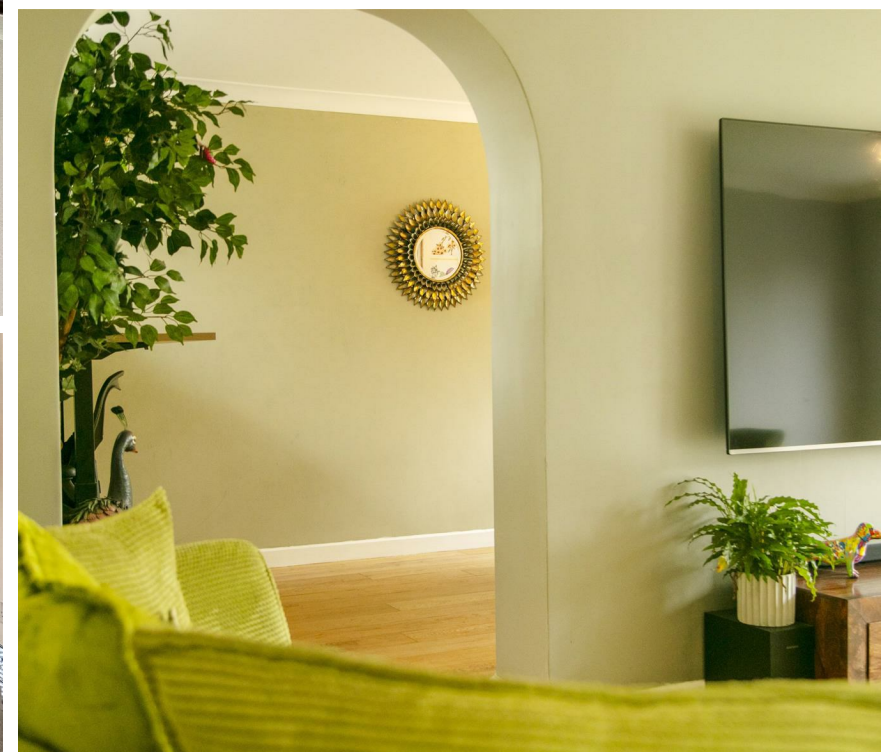
Double glazed window to the front, radiator, potential for floor to ceiling built in storage cupboards, plenty of power points, doors to en-suite.

### En-Suite One

8'8 x 5'10 (2.64m x 1.78m)

Obscured double glazed window to the front, wall mounted floating vanity unit with inset porcelain sink, mirror and mixer taps, radiator, shower with rainfall shower above, tiled splashbacks, dual flush w.c, tiles to floors throughout.





### Bedroom Two

14'9 x 10'6 (4.50m x 3.20m)

Smooth ceilings with spotlights, radiator, plenty of power points, potential for built in storage, double glazed window to the front aspect.

### Main Bathroom

11'6 x 7'4 (3.51m x 2.24m)

Four piece suite consists of a double width glass corner shower, wall mounted floating vanity unit with storage and porcelain sink, mixer taps, free standing bath, half tiled walls around, dual flush w.c, smooth ceilings with inset spotlights, vertical radiator, double glazed windows to the rear aspect.

### Bedroom Three

13'10 x 8'7 (4.22m x 2.62m)

Double glazed window to the rear aspect, potential for built in storage, power points, radiator, smooth ceilings with coving to ceiling edge, center ceiling light, doors to a en-suite.

### En-Suite Two

8'7 x 5'8 (2.62m x 1.73m)

Obscured double glazed window to the front, tiled flooring throughout, tiled splashbacks, pedestal sink with mixer tap, wall mounted heated towel rail, panelled bath with folding shower screen and hand-held shower attachments, dual flush w.c, smooth ceilings and spotlights.

### Bedroom Four

10'6 x 8'11 (3.20m x 2.72m)

Double glazed windows to the rear, potential for built in storage, smooth ceilings with central ceiling light, plenty of power points, radiator.

### Bedroom Five

8'4 x 7'9 (2.54m x 2.36m)

Double glazed window to the rear aspect, wood effect flooring throughout, smooth ceilings with spotlights, potential for built in storage, radiator.

### Rear Garden

40'5 x 50'0 (12.32m x 15.24m)

The rear garden is South-East Facing, un-overlooked with a high quality large slab patio to the full width, access to the front by two sideways, access to the double garage, mainly laid to lawn with mature shrub borders to the rear providing privacy.

### Double Garage

17'10 x 16'4 (5.44m x 4.98m)

Up and over double doors, lighting, power, potential for storage, this room could be converted to another reception room.

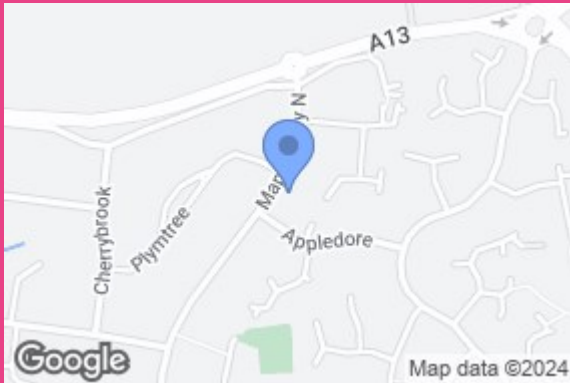
### Agents Notes

Please be aware that under Section 21 of the Estate Agent Act 1979 we would advise that the vendor of this property is associated with Bear Estate Agents.

Council Tax band: F

EPC Rating: E





TOTAL FLOOR AREA: 2623 sq.ft. (243.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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