

# Ist Call

SALES AND LETTINGS



## Burlescombe Close, Thorpe Bay, SS1 3QQ

**£650,000**

Situated within a beautiful cul de sac location within the heart of Thorpe Bay is this charming three bedroom detached Goldsworthy built bungalow retaining a host of original features throughout. With a bright and spacious front lounge, modern fitted kitchen/ diner with utility room, three bedrooms, modern bathroom and a lean to/ garden room overlooking the beautiful established west facing rear garden the property further benefits from off street parking for several vehicles. Situated within easy access of the shopping facilities in Thorpe Bay Broadway and Thorpe Bay rail station we would recommend viewing to appreciate the quality of the accommodation on offer.

### Accommodation Comprising

Double glazed front door leading to enclosed storm porch with double glazed window to front, tiled flooring and further hardwood front door to...

### Lounge 16'10 x 12'10 (5.13m x 3.91m)



Double glazed leadlight bay window to front, two radiators, original feature brick built open fireplace, plate rail, glazed french doors to...



### Inner Hallway

Radiator, loft access, range of fitted storage cupboards including airing cupboard housing hot water cylinder, doors off to...

### Bedroom 1 14'1 x 11' (4.29m x 3.35m)



Leadlight glazed window to side, feature corner secondary glazed leadlight window to the side and rear aspects, radiator, original feature brick fireplace with matching hearth, picture rail...

### Bedroom 2 12'5 x 9' (3.78m x 2.74m)



Double glazed leadlight window to front, radiator, original feature brick built fireplace, picture rail...

### Bedroom 3 9' x 5'11 (2.74m x 1.80m)



Leadlight glazed window to side, radiator, large built in storage cupboard, picture rail...

**Bathroom 7'10 x 4'11 (2.39m x 1.50m)**



White suite comprising panelled bath with mixer tap, shower attachment and electric shower unit over, glazed shower screen, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure glazed leadlight window to side...

**Separate W.C.**

White low level W.C., tiled splashbacks, obscure glazed leadlight window to side...

**Utility Room 7'8 x 7'3 max overall (2.34m x 2.21m max overall)**



Working surface with inset stainless steel single drainer sink unit and storage cupboard below, space and plumbing for washing machine, original built in pantry cupboard also housing boiler, tiled splashbacks, obscure leadlight glazed window and part leadlight glazed door to side...

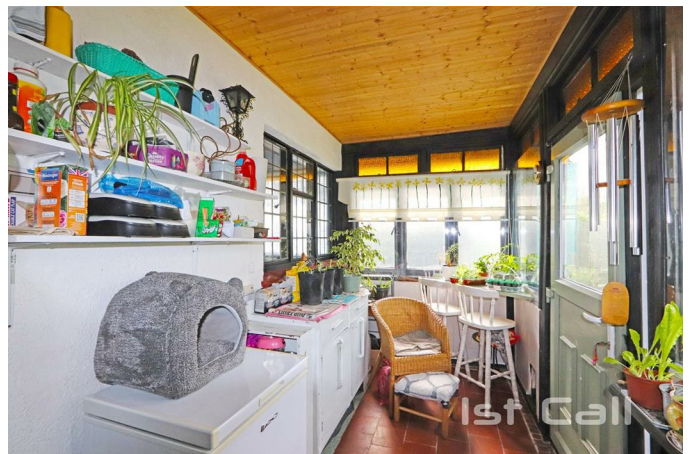
**Kitchen/ Diner 12'3 x 10'11 (3.73m x 3.33m)**



Range of fitted base units with complementing working surfaces over, inset single drainer sink unit, integrated electric hob with oven below and stainless steel extractor hood over, space and plumbing for slimline dishwasher, original fitted alcove dresser unit, original feature brick fireplace with matching hearth, picture rail, leadlight double glazed window to rear, additional leadlight glazed window to side, french doors to...



**Lean To 10'11 x 6' (3.33m x 1.83m)**



Glazed to side and rear aspects with door to garden, original quarry tiled flooring...

## Externally



## Front Garden

Providing off street parking for up to four vehicles, mature shrubs to border...

## Rear Garden



Beautiful secluded west facing rear garden comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, coal bunker to one side, gate providing side access...

# Floor Plan

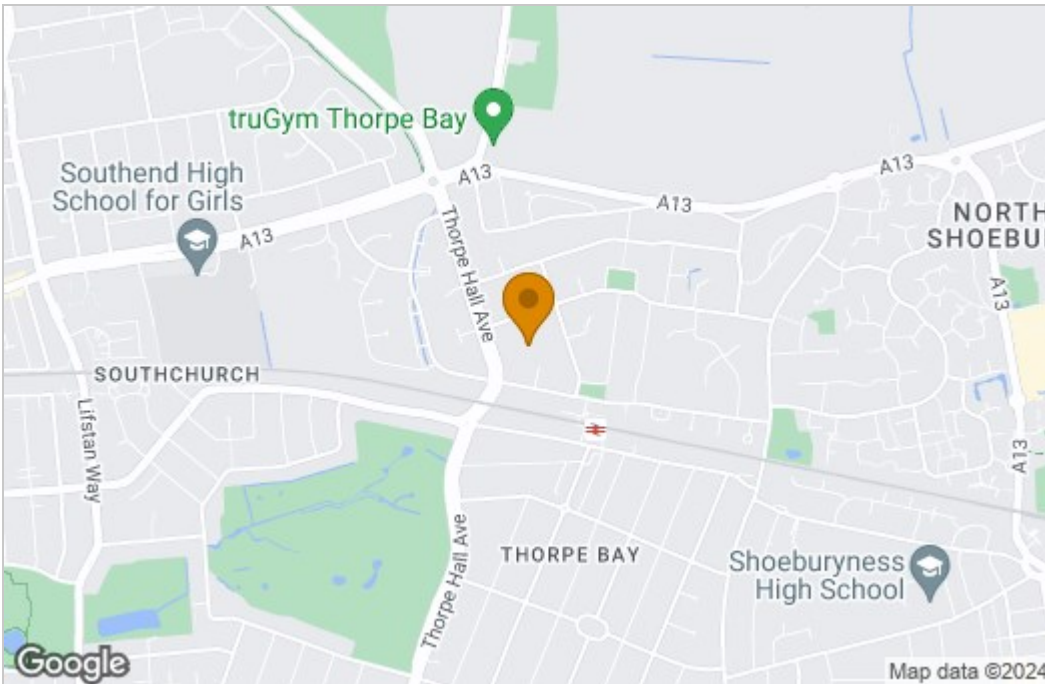
GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



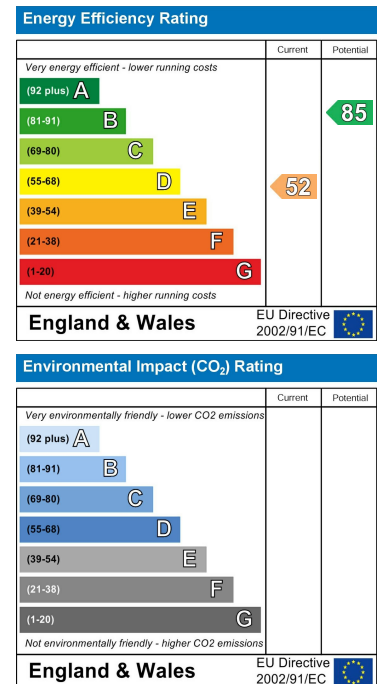
TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



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