



78 Wyatts Drive, Thorpe Bay, SS1 3DA

Home Of Leigh are privileged to offer for sale this beautifully appointed four bedroom 'Goldsworthy' detached house, located in a sought after turning which backs directly onto Thorpe Bay Golf Course and is being offered with no onward chain.

The living accommodation comprises; entrance porch, spacious entrance hall, guest cloakroom, a formal lounge with snug area, a separate dining room plus a fabulous open plan kitchen & family room which overlooks the rear garden. Completing the ground floor there is also a stylish cinema room, gym and boot room.

To the first floor there is a large landing area with a separate office area giving access to the second floor loft rooms and a master suite complete with bedroom, bespoke dressing room, en suite shower room and access to a wonderful balcony overlooking the rear garden with views towards Thorpe Bay Golf Course. There are three further double bedrooms and a family bathroom with separate WC completing the first floor.

Externally the property sits proudly on a substantial plot with a sweeping in and out driveway allowing off street parking for several vehicles and giving access to a storage room, whilst to the rear there is a wonderful rear garden with extensive patio and seating areas, a cool garden room and direct access into Thorpe Bay Golf Course.

Situated on Wyatts Drive in Thorpe Bay, this gorgeous family home is within a short stroll to the Broadway and its range of shops and restaurants as well as the mainline railway station, giving direct access to London Fenchurch Street. Thorpe Bay seafront is also close at hand.



Accommodation Comprises

Double glazed lead light entrance door leading to:

Entrance Porch 6'2 x 4'1

Double glazed lead light windows to front and side aspect, carpeted, part glazed door leading to:

Entrance Hall 15'2 x 13'5 < 7'1

A great size entrance hall with Parquet wood flooring throughout, stairs leading to first floor accommodation with understairs storage cupboard, smooth plastered ceiling with inset spotlighting, plate rack, radiator with attractive lattice effect cover. Doors to:

Ground Floor Cloakroom 8'1 x 6'1

Obscure glazed window to front aspect, two piece suite comprising low level WC, wall mounted wash hand basin with vanity unit and mixer tap, half tiled to surrounding walls, tiled flooring. Leading to:

Boot Room 8'3 x 3'1

With tiled flooring, half tiled to surrounding walls, wall mounted boiler (n/t), radiator.

Lounge 28'4 x 18'1

A fabulous main reception room with double glazed lead light bay window to front aspect, double glazed lead light bay window to rear with central French doors leading to garden room, glazed door to kitchen, wood flooring throughout, feature floor standing log burner with glass hearth, coved cornice to smooth plastered ceiling with ceiling rose, two wall light points, additional double glazed lead light window to front aspect, glazed French doors to cinema room, radiator. Open plan to:

Kitchen Family Room 25'5 x 18'4

Two double glazed lead light windows to rear aspect with additional double glazed lead light window to side and double glazed lead light French doors leading to the garden room. The kitchen is fitted to include a central island with





granite worktops and cupboards and drawers beneath, integrated BORA hob with built in extractor, stainless steel sink unit with Franke boiling water tap and side drainer, integrated NEFF dishwasher, to the opposing wall there is a further range of full height fitted cupboards with two integrated Siemens ovens and additional microwave combination oven with plate warmer beneath, two integrated fridge freezers, integrated laundry cabinet with washing machine and dryer, additional full height storage cupboards, Karndean flooring, coved to smooth plastered ceiling with inset spotlighting, feature vertical radiator.

Garden Room 16'1 x 12'7

With slate tiled flooring, double glazed glass sliding doors to rear and side aspect giving access to the garden.

Dining Room 12'8 x 12'2

Double glazed lead light window to front aspect with additional lead light windows to side, Parquet wood flooring, feature brick built fireplace with tiled hearth, smooth plastered ceiling, radiator.



Cinema Room 17'6 x 15'1

Double glazed lead light window to side aspect and further double glazed lead light windows and French doors to rear giving access to the garden, wood flooring, coved to smooth plastered ceiling, radiator, door to gym.

Gym 13'1 x 10'1

Currently being used as a gym with various equipment (to remain) further door to:

Storage 10'5 x 7'8

Double glazed obscure windows and French doors to front aspect, power and light connected.

First Floor Landing 25'7 x 6'1

Double glazed obscure lead light window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting, feature wall mounted radiator. Doors to:

Master Bedroom

Entrance Lobby 6'6 x 3'3

Carpeted, coved and smooth plastered ceiling with inset spotlighting, square archway leading to:

Bedroom Area 17'3 x 10'1

Double glazed window with electric blackout blind and French doors to rear giving access to a balcony with views over the garden and out towards the golf course, carpeted, coved to smooth plastered ceiling with central ceiling rose, radiator, doors to both en-suite and dressing room.

En-Suite Shower Room 9'9 x 9'1

A modern suite comprising fully tiled walk in shower cubicle with Rainfall shower head, wash hand basin with mixer tap and vanity unit, low level WC, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, radiator and additional towel rail.

Dressing Room 9'1 x 7'1 including wardrobes

Double glazed lead light part obscure window to front aspect, carpeted, smooth plastered ceiling with inset spotlighting, radiator, extensive range of fitted wardrobes to both walls with sliding mirror fronted doors and integral drawers, shelving and ample hanging space.

Bedroom Two 12'8 x 12'1

Double glazed lead light window to front aspect, additional lead light windows to side, carpeted, smooth plastered ceiling, radiator.

Bedroom Three 12'6 x 12'1

Double glazed lead light window to rear and additional double glazed lead light door to balcony offering views over the garden and towards the golf course, carpeted, coved to smooth plastered ceiling with inset spotlighting, radiator.

Bedroom Four 18'8 x 7'5

Two double glazed lead light windows to front aspect, carpeted, coved to smooth plastered ceiling with inset spotlighting, radiator.

Bathroom 9'3 x 5'7

Two double glazed lead light obscure windows to rear aspect and further double glazed window to side, modern suite comprising bath with mixer tap and shower attachment over, wash hand basin with mixer tap and vanity drawers beneath, coved to smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, heated towel rail.

Separate WC 6'4 x 3'7

Vinyl flooring, tiled walls, double glazed lead light window to side aspect.

Office 8'1 x 7'9

Double glazed lead light window to rear aspect with views over the rear garden towards the golf course, carpeted, smooth plastered ceiling, radiator. Stairs to:

Loft Room One 13'1 x 8'1

Which is carpeted and has a further door leading to:

Loft Room Two 29'1 x 7'1

Which is carpeted, three Velux windows to rear affording views towards the golf course.

Externally

Rear Garden

The property benefits from a fantastic size rear garden which backs directly onto Thorpe Bay Golf Course and commences with an extensive patio area to the immediate rear creating a wonderful space for outside dining and entertaining. The remainder of the garden is laid to lawn and enclosed with screen panelled fencing and mature shrub borders, pergola area to extreme rear with additional seating area, ornamental pond, app-controlled 'Landroid' robotic lawn mower.

Front Garden

Blocked paved providing ample off street parking via Sweeping In and Out driveway.





















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