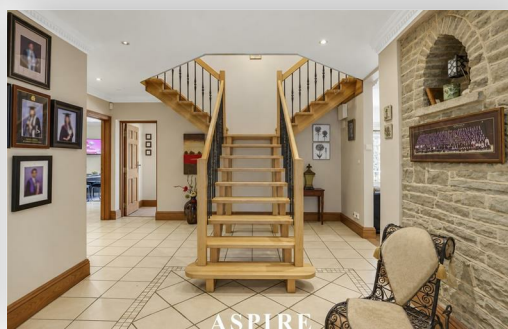
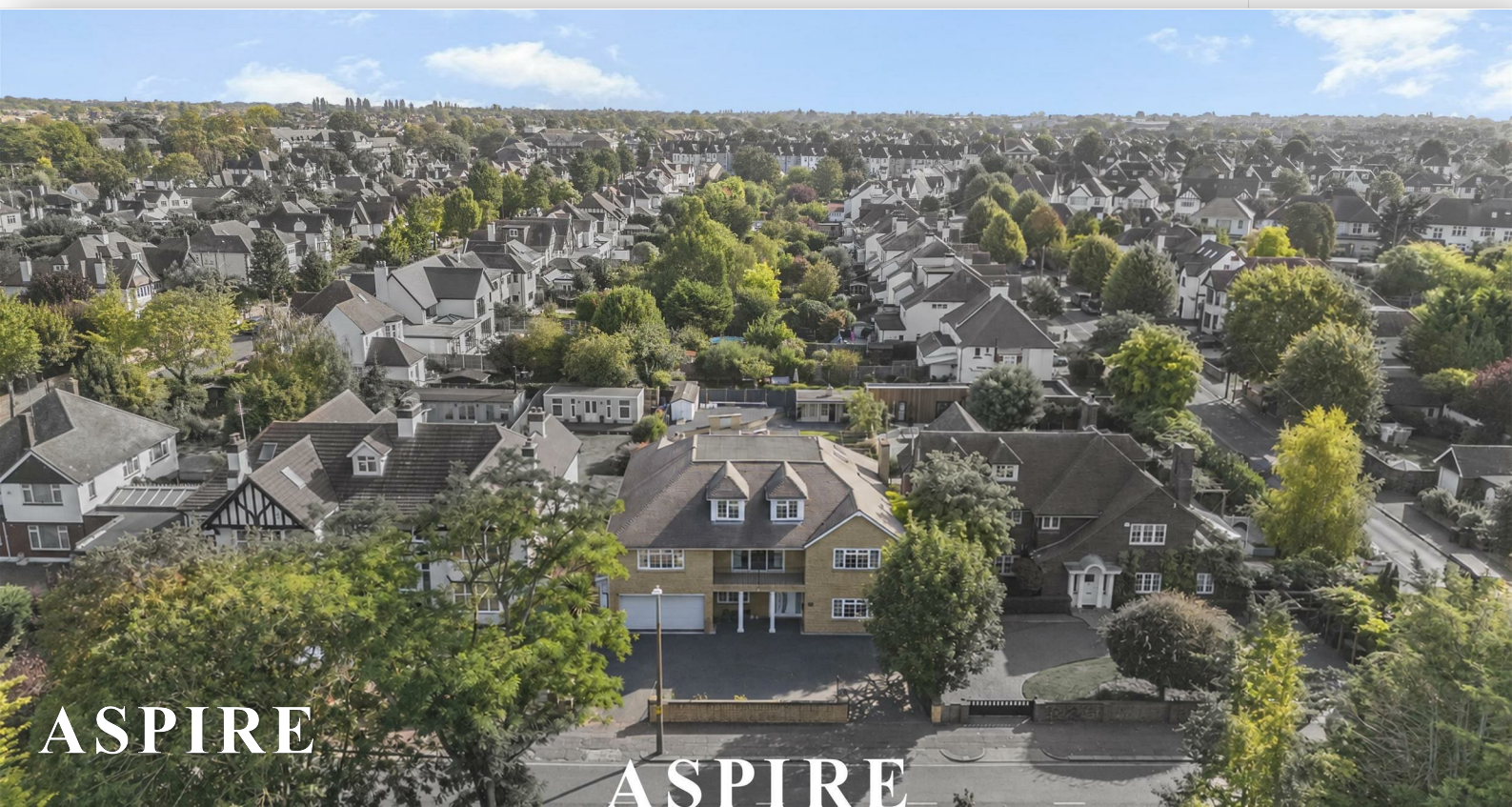


***To arrange a viewing contact us
today on 01268 777400***



Thorpe Hall Avenue, Southend-On-Sea Offers in excess of £1 600 000

Aspire are delighted to present this imposing double-fronted detached residence, offering approximately 5,080 sq ft of exceptionally versatile accommodation arranged across three floors within the highly sought-after Burges Estate.

Positioned directly opposite Thorpe Hall Golf Course, this substantial family home offers seven bedrooms, seven bath/shower rooms and an outstanding collection of reception and entertaining spaces, all set within a larger than average plot with a heated swimming pool.

The location is equally impressive, with Thorpe Bay Seafront, Thorpe Bay Broadway, Thorpe Bay Station and Thorpe Bay Golf Club all within walking distance. Families are particularly well catered for, with Thorpe Hall School and Allyn Court approximately a five-minute drive away, while excellent transport links provide convenient access towards Southend City Centre and London.

Offering grand proportions, flexible accommodation and an exceptional amount of living space, this is a truly impressive family residence which must be viewed internally to be fully appreciated.

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GROUND FLOOR

Hallway

25'7" x 13'7" (7.82 x 4.16)

An impressive and welcoming reception hall approached via a covered entrance porch with double-glazed front door and matching side panels. A striking central oak staircase rises and divides to either side, leading to the first-floor galleried landing. Tiled flooring, ornate coving, recessed lighting, two contemporary radiators and doors leading to the principal ground-floor accommodation.

Dining Room

20'4" x 16'2" (6.20 x 4.94)

An impressive formal dining room offering excellent proportions, with a double-glazed window to the front, feature fireplace with coal-effect gas fire, radiator and tiled flooring with underfloor heating. Ornate coving and recessed lighting. Decorative archway leading through to:

Living Room

30'2" x 22'11" (9.21 x 7.01)

An exceptional L-shaped principal reception room offering superb versatility and scale. Wide French doors with matching side panels frame attractive views across the rear garden. Further features include wood flooring, designer radiators, cast-iron fireplace with coal-effect gas fire, timber surround and granite hearth, ornate coving and recessed lighting. Glazed double doors lead through to:

Conservatory

25'0" x 12'11" (7.63 x 3.96)

A substantial double-glazed conservatory with impressive vaulted glazed roof, windows and French doors overlooking and providing direct access to the rear garden. Tiled flooring with underfloor heating, air-conditioning unit and glazed double doors leading into the kitchen/breakfast room.

Kitchen

21'0" x 17'10" (6.41 x 5.44)

A spacious and comprehensively fitted kitchen/breakfast room with an extensive range of cream-fronted cabinetry and granite work surfaces. Double Butler-style sink with mixer tap, integrated dishwasher, space for a double range cooker with stainless-steel and glass extractor, fitted microwave and a substantial peninsula breakfast bar.

There is ample space for both a breakfast table and informal seating area, together with plumbing and space for an American-style fridge/freezer. Further features include two designer radiators, ornate coving,

recessed lighting, part-tiled walls, tiled flooring with underfloor heating and a walk-in larder cupboard. Door leading to:

Second Kitchen

12'4" x 7'7" (3.78 x 2.32)

A useful secondary kitchen fitted with contemporary units and work surfaces incorporating a stainless-steel sink with rinser. Space and plumbing for dishwasher, provision for a range cooker with stainless-steel extractor above, wall-mounted storage cupboards, tiled flooring, radiator, part-tiled walls and an additional walk-in larder cupboard. Door providing direct access to the garage.

Pantry

6'9" x 4'6" (2.06 x 1.38)

Garage

18'11" x 17'6" (5.77 x 5.35)

Double-width garage with electrically operated roller door, lighting and power. Housing Vaillant gas-fired central heating boiler and pressurised hot-water cylinder, with additional space for fridges and freezers. Electric vehicle charging point. The garage is approached via a substantial in-and-out driveway providing ample further parking.

Study / Bedroom 7

11'8" x 6'9" (3.57 x 2.06)

A well-proportioned home office / seventh bedroom with double-glazed window to the front, radiator, wood flooring, coved ceiling and recessed lighting. Door leading to:

En-suite

Fitted with a white suite comprising low-level WC and wash basin with mixer tap. Half-tiled walls, tiled flooring, chrome heated towel rail, coving and recessed ceiling lighting.

Shower Room

9'8" x 9'4" (2.96 x 2.85)

Luxuriously appointed with a contemporary white suite comprising a large walk-in double shower with body jets, designer wash basin with waterfall mixer tap and low-level WC. Finished with stylish grey wall and floor tiling, chrome heated radiator, built-in shoe storage, recessed lighting and automatic lighting.

FIRST FLOOR

Landing / Sitting Room

32'7" x 25'9" (9.95 x 7.86)

An impressive galleried landing with ornate balustrade and spindles, radiator, decorative coving and recessed lighting, leading to a particularly spacious and versatile

first-floor reception room with wide double-glazed windows and doors opening onto the covered front balcony. Three radiators, coved ceiling and recessed lighting

Balcony

Bedroom One

16'0" x 14'11" (4.90 x 4.56)

A superb principal bedroom suite with an extensive range of fitted wardrobes and a double-glazed window to the front enjoying views towards Thorpe Hall Golf Course. Two radiators, coving, recessed lighting and air-conditioning. Door leading to:

En-suite

11'5" x 9'5" (3.49 x 2.88)

Beautifully appointed with a large fully tiled shower enclosure with rainfall shower, display niche, twin wash basins with mixer taps and storage drawers beneath plus low-level WC. Contemporary tiled walls and flooring, chrome heated towel rail, illuminated mirror, shaver point and recessed lighting. Double-glazed side window and large walk-in wardrobe.

Bedroom Two

17'5" x 12'5" (5.33 x 3.81)

A generous double bedroom suite with fitted wardrobes, double-glazed window overlooking the rear garden, radiator, coving, recessed lighting and air-conditioning. Door leading to:

En-suite

11'5" x 5'11" (3.49 x 1.81)

Fitted with a white suite comprising panelled spa bath with mixer tap, separately plumbed shower above with screen, vanity wash basin and low-level WC. Contemporary tiled walls and flooring, chrome heated towel rail, coving and recessed lighting.

Bedroom Three

16'2" x 11'6" (4.93 x 3.51)

A spacious double bedroom with extensive fitted wardrobes and a double-glazed window overlooking the rear garden. Two radiators, coved ceiling, recessed lighting and air-conditioning. Door leading to:

En-suite

10'8" x 5'6" (3.26 x 1.68)

Fitted with a white suite comprising fully tiled quadrant shower enclosure with integrated seat and body jets, vanity wash basin with mixer tap and drawers beneath plus low-level WC. Half-tiled walls, tiled flooring, chrome heated towel rail, coving and recessed lighting. Double-glazed rear window.

Bedroom Four

17'11" x 10'0" (5.47 x 3.05)

Another excellent double bedroom suite with a front-facing double-glazed window enjoying views towards Thorpe Hall Golf Course. Two radiators, coving, recessed lighting, air-conditioning and a walk-in wardrobe. Door to:

En-suite

9'5" x 5'11" (2.89 x 1.82)

Fitted with a white suite comprising panelled shower bath with hand grips, mixer tap and separately plumbed shower above with screen. Wall-mounted wash basin with mixer tap and low-level WC. Fully tiled walls and flooring, chrome heated towel rail, illuminated mirror cabinet, coving and side window.

Bedroom Five

12'5" x 12'4" (3.79 x 3.76)

A generous double bedroom with double-glazed window overlooking the rear garden, radiator, coving and recessed lighting. Door leading to:

En-suite

8'8" x 5'10" (2.66 x 1.80)

Fitted with a fully tiled quadrant shower enclosure with integrated seat and body jets, vanity wash basin with storage beneath and low-level WC. Fully tiled walls and flooring, chrome heated towel rail, illuminated mirror, coving and recessed lighting.

Bedroom Six

10'1" x 9'9" (3.08 x 2.98)

A versatile bedroom with full-width fitted wardrobes, double-glazed window to the side, radiator, coving and recessed lighting.

Utility Room

9'8" x 9'3" (2.96 x 2.82)

A generous utility room with work surface and inset sink, space and plumbing for washing machine and tumble dryer, wall-mounted storage cupboards, clothes-drying area, coving and recessed lighting.

SECOND FLOOR

Loft / Games Room

38'3" x 24'3" (11.66 x 7.41)

A truly exceptional games and entertainment room providing an incredible amount of flexible living space. Four double-glazed windows to the front and rear provide distant rooftop views and outlooks towards Thorpe Hall Golf Course. Three substantial storage cupboards, three radiators and recessed lighting.

Landing

11'6" x 8'4" (3.51 x 2.56)

A generous second-floor landing with substantial built-in storage cupboard and access to:

Spare Room / Bedroom Eight

10'10" x 8'10" (3.31 x 2.70)

A well-proportioned bedroom with two double-glazed skylight windows, radiator and recessed lighting. Door leading to:

Shower Room

10'10" x 4'1" (3.31 x 1.27)

Fitted with a white suite comprising fully tiled shower enclosure, pedestal wash basin with mixer tap and low-level WC. Part-tiled walls, tiled flooring, recessed lighting, radiator and double-glazed skylight window

OUTSIDE

Driveway

A substantial gated in-and-out paved driveway provides an impressive approach to the property and generous off-street parking for approximately four to five vehicles.

The driveway offers excellent manoeuvrability with separate entrance and exit points and leads directly to the double garage, providing further secure parking or valuable storage space.

Finished with smart block paving, the frontage complements the scale of the home while offering the level of parking rarely found in such a sought-after location.

Garden

The property occupies a larger than average plot and enjoys an impressive rear garden which has been thoughtfully landscaped with ease of maintenance in mind.

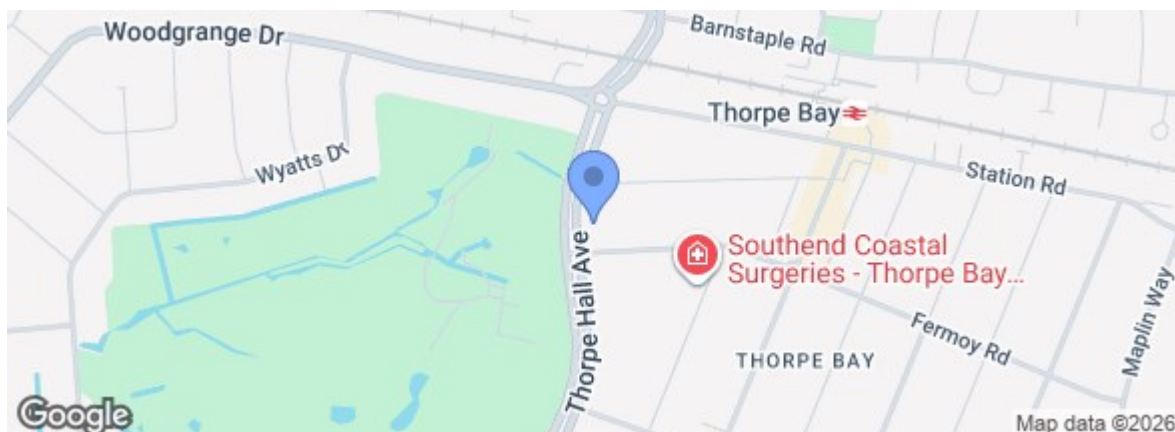
The garden incorporates extensive block-paved patio and pathway areas, a generous lawn, established planted borders and a variety of mature trees and shrubs.

Further patio areas provide excellent space for entertaining, while a timber garden shed and summerhouse provide useful additional storage and accommodation.

A major feature of the garden is the superb kidney-shaped heated swimming pool, complete with its own heating and filtration system.

Further benefits include side access, outside cold-water tap and external lighting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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