

Woodgrange Drive, Thorpe Bay, SS1 3EQ



GUIDE PRICE £450,000

WILLIAMS & DONOVAN - this three bedroom link detached house is situated in a popular Thorpe Bay residential location within catchment for Greenways Primary school and walking distance of Thorpe Bay Broadway and railway station. The property is offered with NO ONWARD CHAIN and benefits from having a spacious lounge/diner; ground floor cloakroom; garage; off street parking for two vehicles with potential for further; and a rear garden measuring approx. 75'. EPC rating - D. Our ref: 14673



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Accommodation comprises:

Entrance via uPVC double glazed door to:

RECEPTION HALL

Skimmed ceiling. Spotlight insets. Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Parquet flooring. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising low level w/c and hand wash basin. Tiled walls.

KITCHEN 14' 5" x 7' 9" (4.39m x 2.36m)

Skimmed ceiling. Spotlight insets. Double glazed window to front aspect. Double glazed door to side aspect. Range of base and eye level units. Roll edged working surfaces. Stainless steel sink drainer. Space for cooker with extractor hood above. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Tiled walls. Door to:

LOUNGE/DINER 20' 8" x 15' reducing to 10' 4" (6.3m x 4.57m > 3.15m)

Skimmed ceiling. Spotlight insets. Double glazed windows to rear aspect. Double glazed door to REAR GARDEN. Feature fireplace. Two radiators.



FIRST FLOOR LANDING

Loft access. Double glazed window to front aspect. Built in airing cupboard. Doors to:

BEDROOM ONE 12' 4" x 10' reducing to 8' 4" (3.76m x 3.05m > 2.54m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.



BEDROOM TWO 12' 4" x 8' (3.76m x 2.44m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.



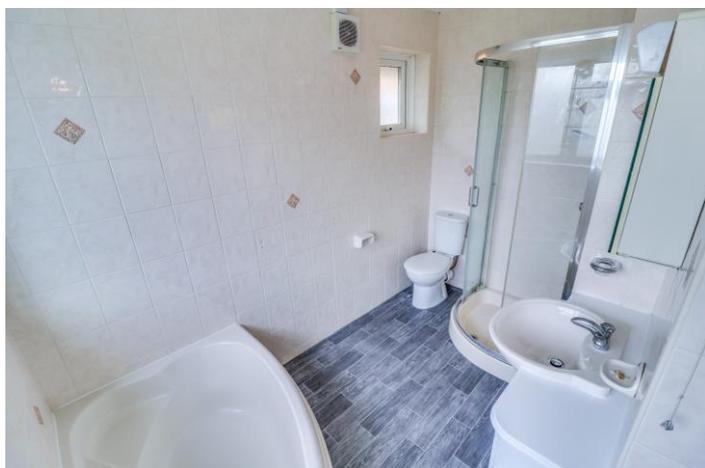
BEDROOM THREE 9' 2" x 8' 1" (2.79m x 2.46m)

Double glazed window to side aspect. Built in wardrobes. Radiator.



FAMILY BATHROOM 10' x 6' (3.05m x 1.83m)

Skimmed ceiling. Spotlight insets. Obscure double glazed windows to front and side aspects. Four piece suite comprising low level w/c, hand wash basin with storage beneath, corner bath and shower cubicle with electric shower. Tiled walls. Radiator.



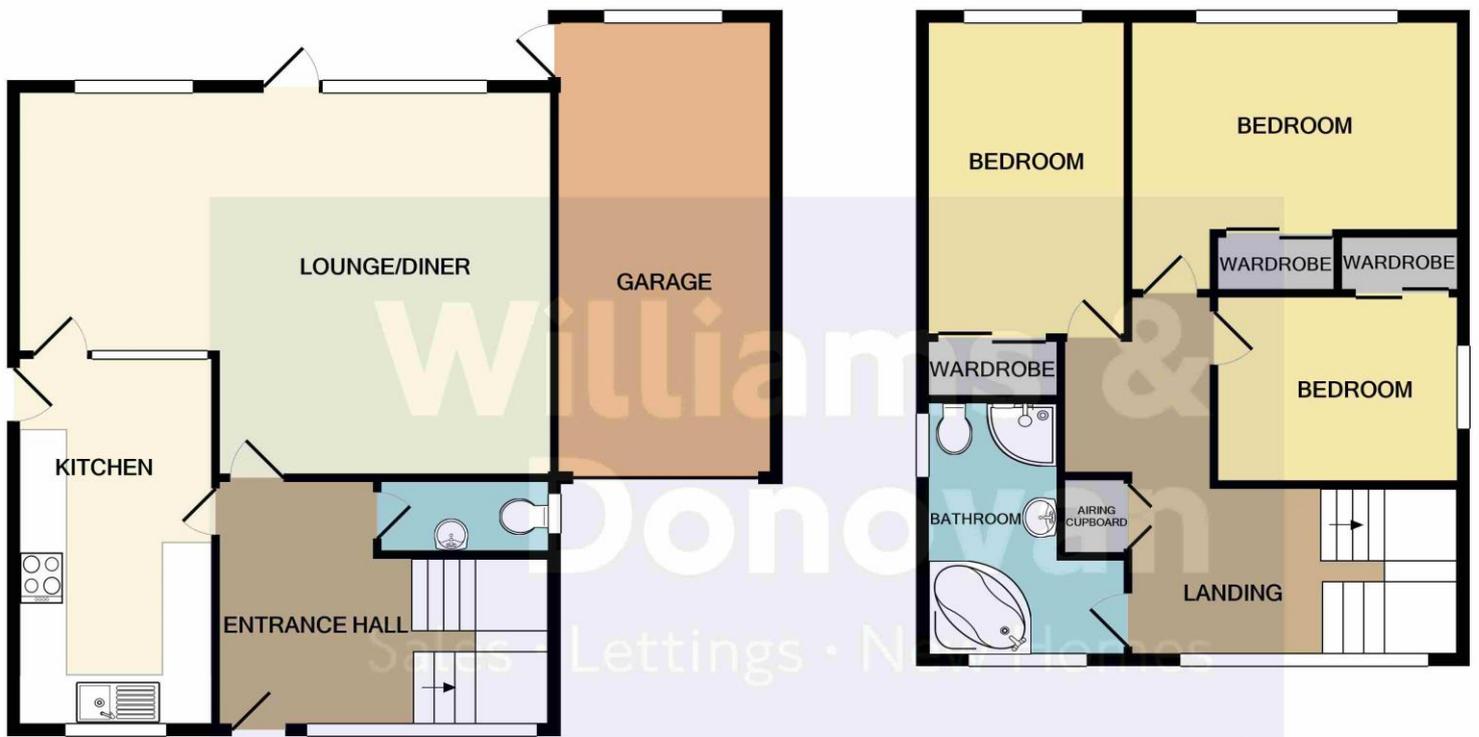
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for two vehicles and access to **GARAGE**. The remainder is laid to lawn. Shrub borders.

The **REAR GARDEN** measures approx. 75' and commences with paved patio leading to lawn. Mature shrub borders. Gated side access.

GARAGE 17' 8" x 8' 6" (5.38m x 2.59m)

With up and over door. Power and lighting. Door to **REAR GARDEN**.



GROUND FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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