



A deceptively spacious three bedroom detached chalet bungalow situated in a great location close to the Broadway shops and mainline railway station. This superb property has been beautifully improved throughout and offers a wealth of charm and character with a secluded south backing rear garden.



**Acacia Drive
Thorpe Bay**

Ref: EHW1700

O.I.E.O. £425,000



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

Entrance Hall A charming entrance hall approached via double glazed front door and window. Attractive arched leaded light window to side. Radiator with decorative cover. Built-in cloaks cupboard. Picture rail. Doors to accommodation

Lounge 15'3" x 15'0" (4.65m x 4.57m) into wide double glazed leaded light bay window to front. Attractive feature fireplace with open grate, timber surround and tiled hearth. Two stained glass leaded light arched windows to either side. Radiator. Picture rail. Coved ceiling. Ceiling rose.

Dining Room 10'5" x 8'5" (3.18m x 2.57m) Double glazed window to side. Radiator. Picture rail. Coved ceiling. Stairs leading to first floor.

Kitchen/Breakfast Room 13'5" x 11'8" (4.09m x 3.56m) Fitted with a range of cream fronted units comprising rolled edged work surface with inset stainless steel sink unit with mixer tap. Cupboards and drawers below. Inset stainless steel four ring gas hob with concealed extractor hood above and built-in stainless steel under oven. Space for fridge. Wall mounted storage cabinets. Space for breakfast table. Built-in airing cupboard. Feature fireplace/chimney breast with built-in shelves and timber surround. Radiator. Picture rail. Coved ceiling. Double glazed leaded light window to front. Double glazed window and french door leading to the Conservatory and garden. Door to:

Utility Room 7'3" x 5'3" (2.21m x 1.6m) Rolled edged work surface with inset stainless steel sink unit with mixer tap. Space and plumbing for dishwasher. Gas fired central heating boiler. Wall mounted storage cabinets. Built-in shelving. Windows to either side.

Conservatory 9'6" x 8'4" (2.9m x 2.54m) plus recess. Double glazed windows and french door leading to the rear garden. Radiator. Utility cupboard housing space and plumbing for washing machine and space for tumble dryer.

Bedroom One 21'8" x 11'0" (6.6m x 3.35m) A spacious master bedroom with dressing area. Double glazed windows overlooking the rear garden. Further double glazed window to side and stained glass leaded light arched window. Radiator. Picture rail. Coved ceiling. Door to:



En-Suite Shower Room Fitted with a white suite comprising fully tiled shower cubicle. Wash basin with mixer tap and cupboards below. Low flush w.c. Double glazed window.

Bathroom/W.C. Fitted with a white suite comprising panelled bath with mixer tap and shower attachment. Vanity unit with wash basin, mixer tap, pop-up waste and cupboard below. Low flush w.c. Built-in dresser style cabinet with mirror. Attractive tiled walls. Chair and picture rails. Coved ceiling. Double glazed window to side.

First Floor Landing Doors to:

Bedroom Two 18'2" x 10'7" (5.54m x 3.23m) overall. Double glazed leaded light window to front. Double glazed skylight window to side. Half height tongue and groove panelling. Ample eaves storage cupboards.

Bedroom Three 10'6" x 7'0" (3.2m x 2.13m) Double glazed skylight window to rear. Half height tongue and groove wall panelling. Eaves storage cupboards.

Garden The property benefits from a good sized and beautifully secluded south backing rear garden which is laid mainly to lawn with well stocked borders, maturing trees and shrubs. Paved patio area with brick edging which incorporates a further raised decking area with artificial grass and covered loggia. Outside lighting. Wide side entrance providing ample storage areas.

Parking Block work driveway to the front of the property.
The Property Misdescriptions Act 1991

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The Data Protection Act 1998

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