



Burges Road | | Thorpe Bay | SS1 3JJ

Guide Price £1,200,000

**bear**  
*Estate Agents*

**Burges Road |  
Thorpe Bay | SS1 3JJ  
Guide Price £1,200,000**

\* £1,200,000 - £1,300,000 \* No Onward Chain \* An exceptional detached residence positioned on one of Thorpe Bay's most prestigious roads in the Burges Estate, just moments away from Thorpe Bay Seafront, High Street and Train Station, The property is situated on a large corner plot, offering expansive living space, a self-contained annex, swimming pool and elegant interiors throughout.

- Exceptional Detached Family Residence
- Grand Entrance Hall
- Modern Kitchen/Diner with Island and Skylights
- Self Contained Annex with Kitchen and Shower Room
- Off-Street Parking for Multiple Vehicles
- Prestigious Thorpe Bay Location
- Open Plan Dual Aspect Living Room
- Four Bedrooms Including Luxury Master Suite
- Large Rear Garden with Swimming Pool
- Double Glazing and Gas Central Heating





This impressive home opens into a grand entrance hall with the original parquet flooring, that sets the tone for the spacious accommodation within. The main living room is a striking dual aspect space featuring a fireplace and bi-folding doors opening into a contemporary kitchen/diner complete with integrated appliances, centre island, skylights and patio doors to both the side and rear. A separate dual aspect dining room also offers a feature fireplace, while a dedicated office and an inner hallway with a WC and storage add practicality. Upstairs, the landing leads to a sizeable dual aspect master bedroom with access to a dressing room and a luxurious four piece ensuite, alongside two further double bedrooms, one single bedroom and a four piece family bathroom. Externally, the property boasts a large rear garden with a swimming pool and a detached annex providing its own kitchen, living room and shower room. To the front, there is ample off-street parking for multiple vehicles. Further benefits include some original features throughout, double glazing and gas central heating.

Situated on Burges Road in Thorpe Bay, close to Thorpe Bay Train Station for convenient travel, the seafront, local amenities, bus links and Thorpe Bay Golf Club.

### **Four Bedroom Detached House**

#### **Entrance Hall**

14'4 x 11'5 (4.37m x 3.48m)

#### **Living Room**

26'2 x 16'10 (7.98m x 5.13m)



## Dining Room

21'6 x 15'3 (6.55m x 4.65m)

## Kitchen/Diner

29'1 x 25'0 (8.86m x 7.62m)

## Office

10'8 x 10'1 (3.25m x 3.07m)

## WC

4'8 x 3'8 (1.42m x 1.12m)

## Landing

11'5 x 9'3 (3.48m x 2.82m)

## Bedroom One

25'0 x 14'5 (7.62m x 4.39m)

## Dressing Room

6'3 x 5'1 (1.91m x 1.55m)

## Ensuite

10'6 x 5'9 (3.20m x 1.75m)

## Bedroom Two

16'0 x 11'4 (4.88m x 3.45m)

## Bedroom Three

12'8 x 11'4 (3.86m x 3.45m)

## Bedroom Four

10'1 x 7'1 (3.07m x 2.16m)

## Four Piece Bathroom

6'4 (1.93m)

## Garden

### Annex

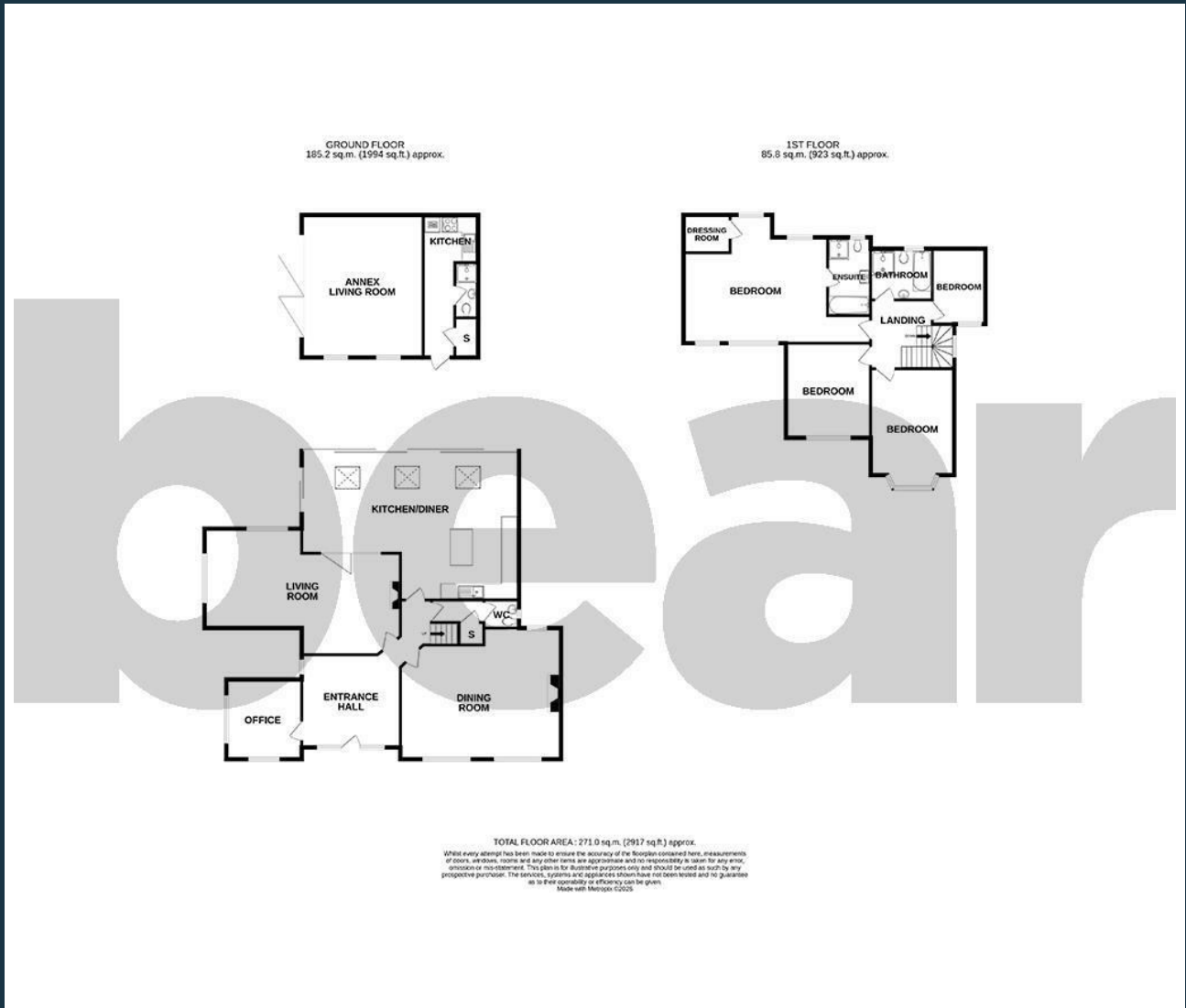
Living Room: 19'1 x 16'3

Kitchen: 13'10 x 7'4

Shower Room: 7'5 x 3'1

## Off-Street Parking





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	

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