



Lapwin Close, East Tilbury

Guide Price £350,000



- A beautifully presented and fantastic size family home
- Situated on the always sought after "Boulevards" development within East Tilbury
- Constructed in 2017 by one of the UK's largest house builders
- Approximately 6 years NHBC new build warranty remaining
- Lovely size lounge
- Modern and good size kitchen/diner
- Beautiful family bathroom, en-suite shower room to master bedroom and ground floor wc
- Good size rear garden with summerhouse to remain
- Parking to the front of the property
- Located just 0.3 miles from East Tilbury train station



VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300 CASH BACK.

Colubrid Estate Agents are delighted to welcome to the market this fantastic size and well presented three bedroom family home located just 0.3 miles from East Tilbury train station and within close proximity of local amenities. This property is situated on the always popular "Boulevards" development constructed in 2017 by one of the UK's largest house developers with approximately four years NHBC new build warranty remaining. Accommodation boasts an entrance hallway, ground floor wc, nice size lounge, good size modern kitchen/diner, three bedrooms with an en-suite shower room to the master and a beautiful family bathroom. Externally the property has a nice size rear garden with a summerhouse to remain and parking to the front. The property is being sold with the option of a sitting tenant currently paying £1500pcm.

GUIDE PRICE £350,000 - £375,000

Spacious entrance hall commences with stairs leading to first floor landing. Colour washed wooden style flooring. Access is given to ground floor cloakroom/wc.

Lounge 14'4 x 12'5 overlooks the front aspect. Double glazed window. Continuation of wooden flooring. Feature modern fireplace. Smooth ceiling, spotlighting. Storage cupboard.

Kitchen/diner 15'7 x 8'9 double glazed window to rear. French double glazed doors to garden. Range of white high gloss wall and base mounted units with matching storage drawers. Complimentary worksurfaces with matching upstands housing sink drainer with Flexi mixer tap. Brick style tiling to splash backs. Electric hob, electric oven. Space for other appliances. Tiled flooring and kick board lighting. Smooth ceiling, spotlighting.

First floor landing is home to three well proportioned bedrooms, en-suite and family bathroom. Access to loft.

Bedroom one 12'5 x 10'1 double glazed window to front. Storage cupboard.

En-suite comprises, shower, wash hand basin and low level wc. Tiling to walls. Tiled flooring. Obscure double glazed window. Tiled flooring.

Bedroom two 9'1 x 7'5 double glazed window to rear.

Bedroom three 7'5 x 6'3 double glazed window to rear.

Stunning bathroom comprises bath, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window.

Externally the property has a well maintained rear garden. Commencing with patio seating area plus further patio seating to rear. Side access gate and Summerhouse to remain. Remaining garden has artificial lawn.

Parking to front.

Council Tax Band: D

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

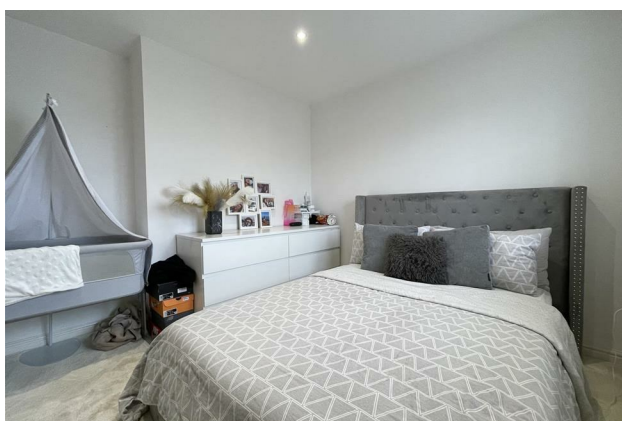


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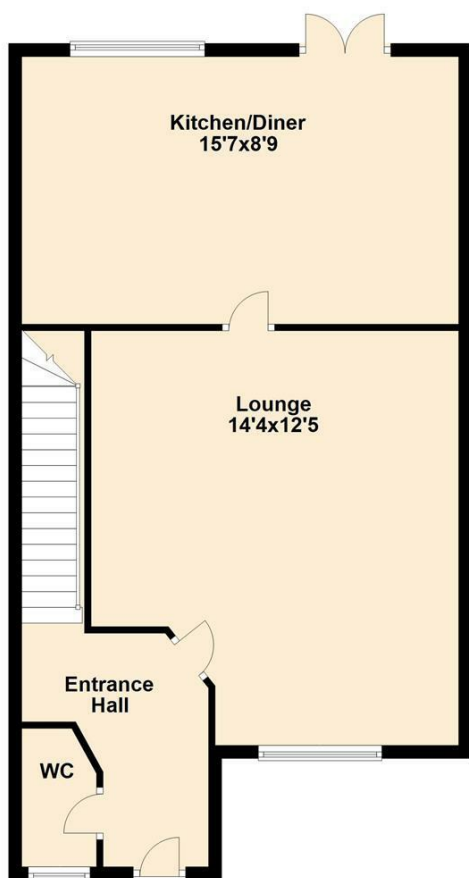
Local Life

East Tilbury is a delightful village on the outskirts of Essex Countryside. Within Easy access to A13/A127 road links. The village also has its very own railway station with direct links Fenchurch Street. Plenty of local amenities nearby.

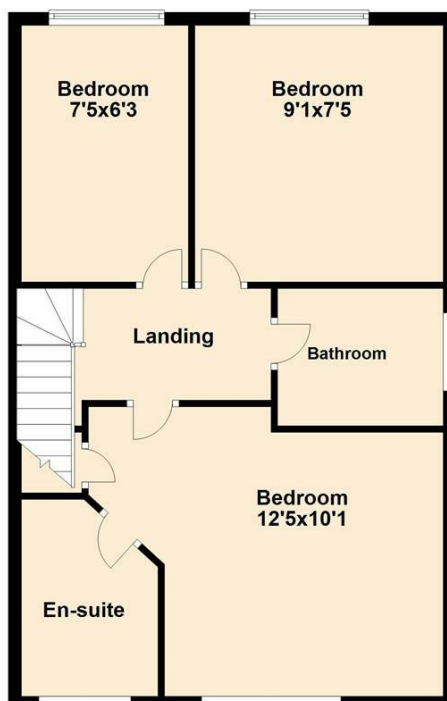
Enjoy walks along the charming Thames Estuary and marvel at the historic Coalhouse Fort. East Tilbury is a perfect place for the growing family.

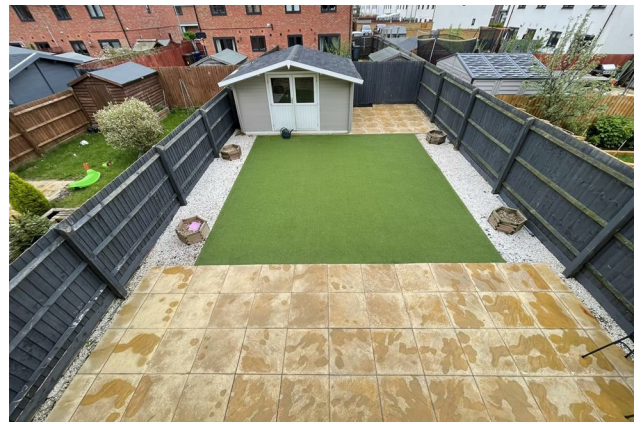


Ground Floor



First Floor





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