



## Sandpiper Close, East Tilbury

Guide Price £550,000



- A beautifully presented and fantastic size five bedroom detached family home
- Presented to a show home standard by the current owners with no expense spared
- Undergone huge refurbishment including a loft conversion and single storey rear extension
- Lovely size lounge, play room and dining room
- Modern kitchen/diner, two utility rooms and ground floor wc
- Stunning bathroom/shower rooms including family shower room, an en-suite bathroom and an en-suite shower room
- Five good size bedrooms
- Landscaped rear garden with heated pergola, office with power/light and a large shed
- Driveway parking for multiple vehicles
- Located on the always sought after "Boulevards" development constructed in 2017 with approximately three years NHBC warranty remaining



Colubrid Estate Agents are thrilled to present to the market this beautifully presented and fantastic size five bedroom detached family home which has undergone huge refurbishment by the current owner with no expense spared including a loft conversion and large single storey rear extension. Located on the always sought after "Boulevards" development in East Tilbury and constructed in 2017 by one of the UK's largest house developers this property is presented to a show home condition still has approximately three years NHBC new build warranty remaining. Accommodation boasts an inviting entrance hallway, lovely size lounge, play room, modern kitchen/diner, ground floor wc, utility room, dining room and an additional utility room. The first floor is home to a beautiful shower room and four bedrooms with an en-suite shower room to the largest bedroom. The second floor is the loft conversion and provides a huge master bedroom with Velux windows and a stunning en-suite bathroom. Externally the property has a landscaped rear garden with a heated pergola, office and shed to remain. The front of the property provides driveway parking for multiple vehicles. Additional benefits include a 9 camera CCTV system, alarm system, solar panels and air conditioning on each floor.

**GUIDE PRICE - £550,000-£600,000**

Enter the property via door to front aspect. Impressive entrance hall commences with stairs leading to first floor accommodation. Colour washed wooden style flooring.  
Ground floor bedroom/playroom 11'9 x 10'1 boxed bay double glazed window to front. Air-conditioning unit dual hot and cold use. Built in storage cupboard. Continuation of flooring.  
Lounge 13'3 x 10'8 double glazed window to front. Continuation of flooring.  
Kitchen/diner 19'5 x 9'5 French double doors open into dining room. Range of wall and base mounted units with matching storage drawers. Complimentary Quartz worksurfaces and upstands housing sink drainer with built in crusher and water softener. Electrolux oven, Bosch gas hob, extractor hood, fridge/freezer and Zanussi dishwasher to remain. Tiled flooring throughout with underfloor heating fitted.  
Utility room 6'1 x 5'2 continues with tiled flooring and underfloor heating. Space for remaining appliances. Access is given to cloakroom/wc, comprising, low level wc, wash hand basin, heated towel rail and underfloor heating.  
Conservatory/utility room 9'4 x 5'9 double glazed windows. External door to side. Built in storage cupboard. Sink. Part tiled.  
Dining room 17'7 x 9'4 French double glazed doors to garden. Colour washed wooden style flooring. Two Velux double glazed windows. Built in storage.

First floor landing is home four bedrooms, en-suite and family shower room. Stairs to second floor accommodation. Air-conditioning unit dual hot and cold use.  
Bedroom two 12'9 x 11'5 double glazed windows to rear. Built in wardrobe.  
En-suite comprises, two showers in one cubicle, vanity wash hand basin and close coupled wc. Tiling to walls. Tiled flooring. Heated towel rail. Built in storage.  
Bedroom three 13'0max x 11'5 double glazed window to front. Built in wardrobes.  
Bedroom four 9'9 x 9'5 double glazed window to front.  
Bedroom five 8'7 x 6'8 double glazed window to front. Fitted wardrobes.  
Shower room comprises, shower, wash hand basin and low level wc. Tiling to walls. Tiled flooring. Heated towel rail.

Second floor is home to Main bedroom and stunning en-suite bathroom.  
Bedroom 19'9max x 13'0 dual aspect Velux double glazed windows. Eaves storage space.  
Bathroom comprises double ended bath fitted with handheld shower attachment. Vanity wash hand basin and close coupled wc. Tiling to walls. Tiled flooring. Velux double glazed window. LED vanity mirror to remain.

Externally the property has a large low maintenance rear garden. Indian sandstone patio. Shed to remain. Two outside water taps. Double gates to side suitable for vehicle access.  
Heated Pergola 11'3 x 9'3 double glazed sliding doors. Composite decked flooring.  
Office 10'7 x 6'6 power and light connect. Dual air-conditioning unit hot and cold use.  
The front of the property provides driveway parking for multiple vehicles.

Council Tax Band: E  
Local Authority: Thurrock  
Length of Lease: 994 years

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.



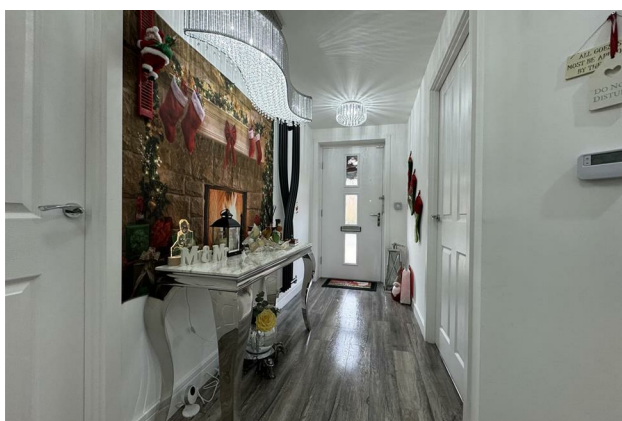
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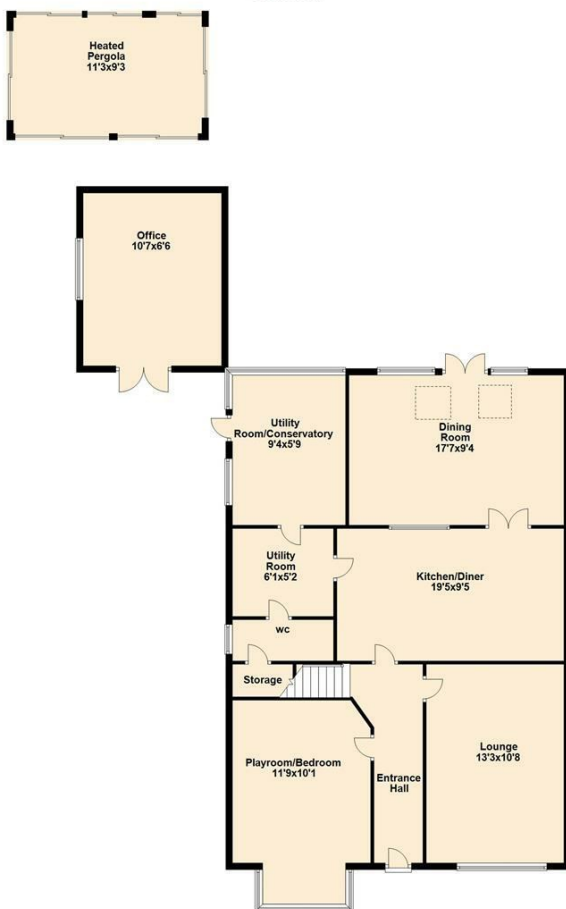
# Local Life

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.



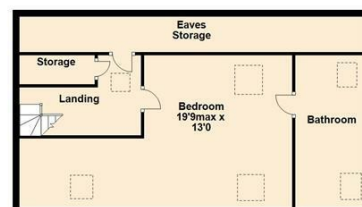
Ground Floor

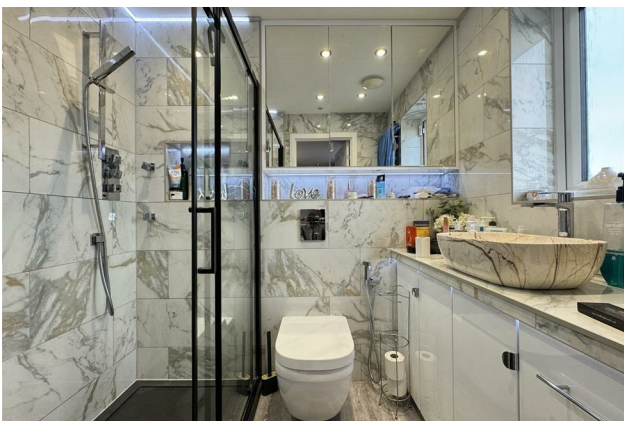


First Floor



Second Floor





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