



Turnstone Close, East Tilbury

Guide Price £475,000



- A well presented and fantastic size five bedroom family home
- Located on the always desirable "Boulevards" development within 0.3 miles of East Tilbury train station
- Constructed in 2016 by one of the UK's largest house builders with approximately two years NHBC warranty remaining
- Five good size bedrooms
- Lovely size lounge
- Large play room/office
- Ground floor wc, family bathroom and an en-suite shower room
- Utility room
- Wonderful size rear garden
- Driveway parking



Colubrid Estate Agents are delighted to welcome to the market this well presented and fantastic size five bedroom detached family home located on the always popular "Boulevards" development ideally located just 0.3 miles from East Tilbury train station. Constructed in 2016 by one of the UK's largest house builders this property has a the added benefit of approximately two years NHBC warranty remaining. Accommodation boasts an inviting entrance hallway, ground floor wc, lovely size lounge, large play room/study, stunning open plan kitchen/diner/family room and a utility room. The first floor holds a modern family bathroom and five good size bedrooms with the master boasting an en-suite shower room. Externally the property has a wonderful size rear garden and driveway parking.

GUIDE PRICE: £475,000-£500,000

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC.
Lounge 18'0 max x 10'6 overlooks the front aspect. Boxed bay double glazed window. Double glazed window to side.
Playroom/Office 14'2 max x 8'3 also overlooks the front aspect. Double glazed window.

Kitchen/diner/family room 26'7 x 10'4 French double glazed doors open onto rear garden. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, hob and extractor hood to remain.
Remaining appliances can be housed in utility room 7'2 x 5'7.

First floor landing is home to five bedrooms, en-suite and family bathroom.
Main bedroom 11'0 x 9'8 double glazed window to front.
En-suite comprises, shower, wash hand basin and low level WC. Obscure double glazed window.
Bedroom two 16'3 x 8'4 double glazed window to front.
Bedroom three 10'1 x 8'8 double glazed window to rear.
Bedroom four 10'5 max x 8'9 double glazed window to rear.
Bedroom five 8'8 x 7'1 double glazed window to rear.
Bathroom comprises, panel bath, wash hand basin and low level WC. Obscure double glazed window to side.

Externally the property has a nice size rear garden. Two patio seating areas, side access gate. Remaining garden is laid to lawn.
Driveway parking.

Further Details:
Length of Lease: Approximately 992 year lease
Annual Ground Rent: £150.00
Service Charge: £25.00 per month
Council Tax Band: E
Local Authority: Thurrock

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to 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.

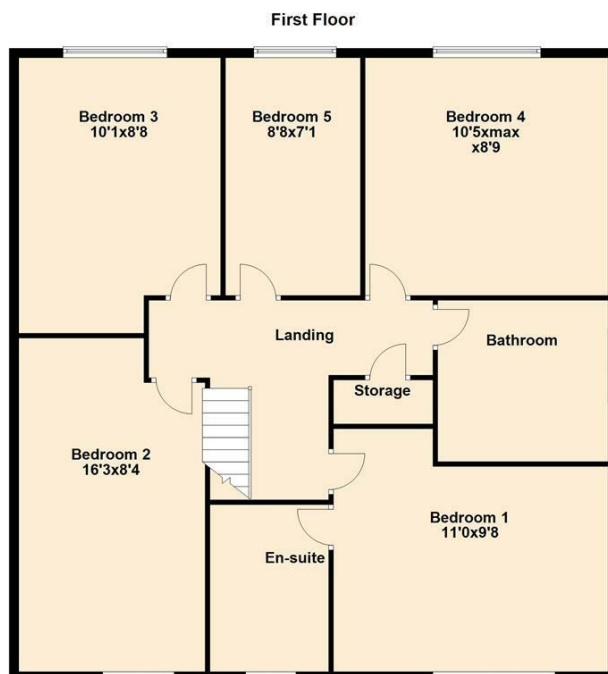
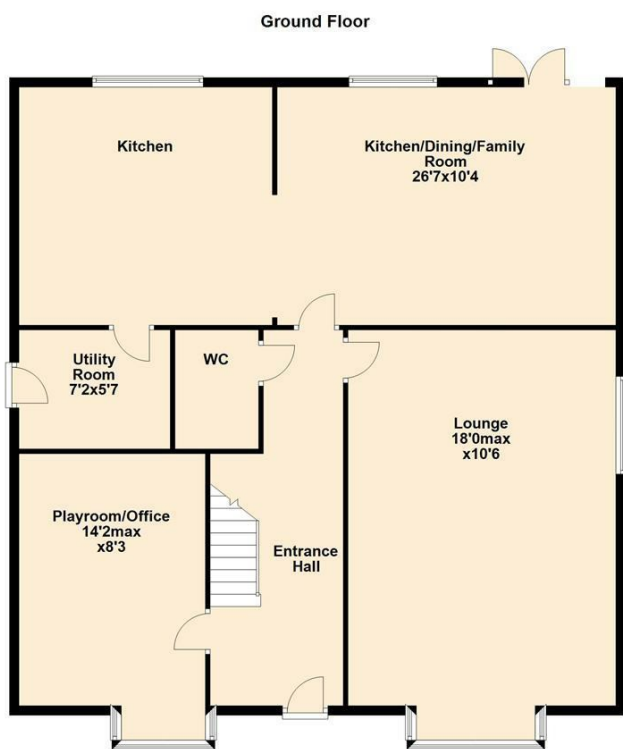


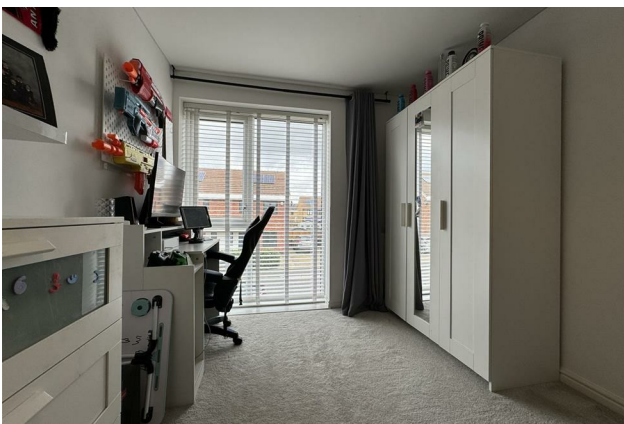
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Local Life

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.





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