



Sandpiper Close, East Tilbury

£425,000



- Immaculately presented three bedroom family home found on the sought after "Boulevards" development
- Constructed in 2015 by one of the UK's largest property developers
- Many fine features throughout, including, lovely size lounge, stunning kitchen/diner with Bi-fold doors to garden, low maintenance rear garden and Summerhouse to remain
- Three well proportioned bedrooms, en-suite shower room and family bathroom
- Impressive entrance hall giving access to ground floor cloakroom/WC
- Modern decor throughout
- Driveway parking to front
- Approximately 0.3 miles to East Tilbury railway station



Welcome to this immaculately presented three-bedroom semi-detached house located in the sought-after "Boulevards" development on Sandpiper Close, East Tilbury. This stunning family home boasts modern decor throughout, offering a perfect blend of style and comfort.

As you step inside, you are greeted by a lovely size lounge, ideal for relaxing or entertaining guests. The stunning kitchen/diner is a true highlight, featuring Bi-fold doors that open up to the garden, seamlessly blending indoor and outdoor living.

This property offers three well-proportioned bedrooms, providing ample space for the whole family. The main bedroom comes with the added luxury of an en-suite shower room, while a family bathroom caters to the needs of the other bedrooms.

Convenience is key with a ground floor cloakroom/WC, perfect for guests. Outside, the low maintenance rear garden is a tranquil retreat, complete with a Summerhouse that will remain for your enjoyment. Additionally, the property benefits from driveway parking to the front, ensuring you always have a place to park.

Located approximately 0.3 miles to East Tilbury railway station and local amenities, this home offers both comfort and accessibility. Don't miss out on the opportunity to make this beautiful property your own.

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Tiled flooring.
Lounge 13'6 max x 12'9 Boxed bay double glazed window to front. Coved ceiling.
Kitchen/diner 18'1 x 9'4 gives access to rear garden via feature Bi-fold doors. Range of high gloss wall and base mounted units with matching storage drawers. Complimentary work surfaces with matching upstands incorporating breakfast bar seating with inset sink drainer. Four ringed gas hob, oven and extractor hood to remain. Brick style tiling to splash backs. Continuation of tiled flooring. Smooth to coved ceiling with spot lighting.
Other appliances can be housed in utility room 5'9 x 5'7

First floor landing is home to three bedrooms, en-suite shower room and family bathroom. Access to loft.
Bedroom one 11'8 x 10'4 double glazed window. Walk in wardrobe.
En-suite comprises, shower, wash hand basin and low level WC. Part tiling to walls.
Bedroom two 9'5 x 9'5 double glazed window.
Bedroom three 9'5 x 9'2 double glazed window.
Bathroom comprises white panel bath fitted with shower/mixer tap and glass splash screen door. Wash hand basin and low level WC. Tiling to walls. Tiled flooring.

Low maintenance rear garden is predominately paved with artificial lawned island.
Stunning Summerhouse 16'0 x 10'4 has power and light connected. Colour washed wooden style flooring. Smooth ceiling with ample spot lighting. French double glazed doors fronting.
Driveway parking to front.

Council Tax Band: D
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.



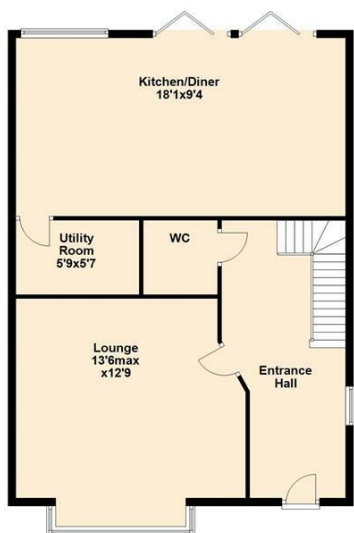
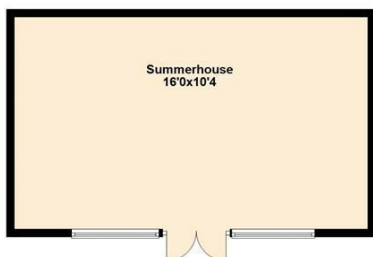
Local Life

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.

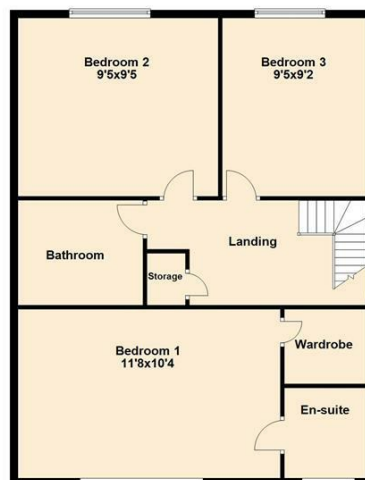
Enjoy walks along the charming Thames Estuary and marvel at the historic Coalhouse Fort. East Tilbury is a perfect place for the growing family.



Ground Floor



First Floor





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