



Turnstone Close, East Tilbury

Offers Over £450,000



- A beautifully presented and fantastic size four bedroom detached family home
- Constructed in 2016 by one of the UK's leading developers
- Located on the highly desirable "Boulevards" development within close proximity to East Tilbury train station
- Excellent size living space throughout
- Lovely size lounge and versatile play room which could be used as a ground floor bedroom
- Stunning open plan lounge/kitchen/diner and convenient utility room
- Modern family bathroom, ground floor wc and en-suite shower room
- Wonderful landscaped rear garden with artificial grass
- Driveway parking and visitors parking
- Beautiful position overlooking greensward to the front



Nestled in the sought-after Turnstone Close within the prestigious "Boulevards" development, this splendid detached family home offers an exceptional living experience. Constructed in 2016 by one of the UK's leading developers, this property boasts a modern design and generous proportions, making it ideal for family life.

Upon entering, you are greeted by an inviting entrance hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The versatile playroom can easily serve as a fifth bedroom or a dedicated space for hobbies. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which is both stylish and functional, complemented by a convenient utility room and a ground floor WC.

The first floor features four well-sized bedrooms, providing ample space for family members or guests. The master bedroom benefits from an en-suite shower room, ensuring privacy and comfort, while a modern family bathroom serves the remaining bedrooms.

Outside, the property boasts a wonderful landscaped rear garden, complete with artificial grass for low maintenance, making it an ideal space for children to play or for hosting summer gatherings. The driveway parking adds convenience, with additional visitors' parking available.

Positioned beautifully overlooking a greensward, this home not only offers a tranquil setting but also the convenience of being close to East Tilbury train station, providing easy access to local amenities and transport links. This property is a true gem, perfect for those seeking a modern family home in a desirable location.

Entrance hall commences with turning staircase to first floor landing.

Lounge 14'5 max 10'8 double glazed window to front.

Playroom/Bedroom 11'3 max x 10'0. Boxed bay double glazed window to front aspect.

Lovely size kitchen/diner 19'0 x 10'3 max. French double glazed doors to rear. Double glazed windows. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Candy oven, electric hob, fridge/freezer and dishwasher to remain. Breakfast bar seating area.

Remaining appliances can be housed in the utility room 6'2 x 5'1.

The property also has a ground floor cloakroom/WC.

First floor landing is home to four bedrooms, en-suite shower room and family bathroom. Access to loft. Storage cupboard.

Bedroom one 12'9max x 11'5 double glazed window to rear.

En-suite comprises, shower, wash hand basin and WC. Heated towel rail. Tiling to walls. Obscure double glazed window.

Bedroom two 12'9 max 11'5 double glazed window to front.

Bedroom three 9'6 x 9'3 double glazed window to front.

Bedroom four 8'3 x 6'7 double glazed window to front.

Bathroom comprises, panel bath, wash hand basin and WC. Part tiling to walls. Heated towel rail. Obscure double glazed window.

Low maintenance rear garden commences with patio seating area. Side access gate. Shed to remain. Outside water tap. Remaining garden has artificial lawn.

Driveway parking.

Council Tax Band: E

Local Authority: Thurrock

Length of Lease: Approximately 999 years from new

Annual Ground Rent: £150.00

Annual Service Charge: £300.00

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.



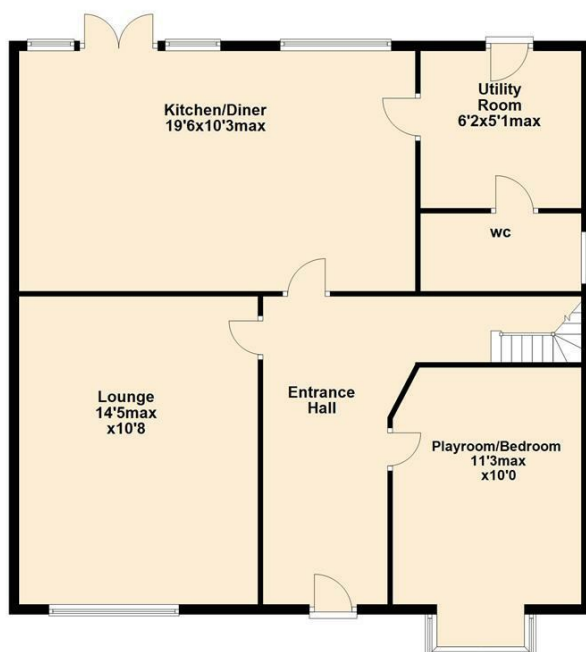
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Local Life

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.



Ground Floor



First Floor

