



Sanderling Close, East Tilbury

Offers Over £375,000



- A beautifully presented and fantastic size three bedroom family home
- Excellent size living space throughout
- Constructed in 2016 by one of the UK's largest property developers
- Located on the highly desirable "Boulevards" development within close proximity of East Tilbury train station
- Inviting entrance hallway and ground floor wc
- Lovely size lounge
- Beautiful kitchen/diner
- Three bedrooms
- Family bathroom and en-suite shower room
- Wonderful size rear garden and parking to the front



Nestled in the sought-after Sanderling Close, East Tilbury, this beautifully presented semi-detached family home offers an exceptional living experience. Constructed in 2016 by one of the UK's leading property developers, this residence is part of the desirable "Boulevards" development, conveniently located near East Tilbury train station, making it ideal for commuters.

Upon entering, you are greeted by an inviting entrance hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The stunning kitchen/diner is a highlight of the home, providing a modern space for family meals and gatherings. The ground floor also has a convenient wc. The property boasts three generously sized bedrooms, ensuring ample space for family living. The modern family bathroom and an en-suite shower room add to the convenience and comfort of this lovely home.

Outside, the wonderful rear garden offers a private retreat for outdoor enjoyment, while parking at the front provides practicality for residents. This semi-detached house is not just a property; it is a perfect family home that combines modern living with a welcoming atmosphere. Don't miss the opportunity to make this delightful residence your own.

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Lounge 14'4 x 12'3 max. Lounge over looks the front aspect. Double glazed window. Storage cupboard. Kitchen/diner 15'8 x 8'9 French double glazed doors opening onto rear garden. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, four ringed electric hob, extractor hood, fridge/freezer and dishwasher to remain.

First floor landing is home to three bedrooms, en-suite shower room and family bathroom. Bedroom one 12'1 x 9'9 double glazed window to front. En-suite comprises shower fitted with "Rainfall" style shower, wash hand basin and WC. Heated towel rail. Bedroom two 9'0 x 7'6 double glazed window to rear. Bedroom three 7'6 x 6'4 double glazed window to rear. Bathroom comprises, panel bath, wash hand basin and WC. Heated towel rail. Part tiling to walls.

Rear garden comprises patio seating area, side access gate and shed to remain. Remaining garden is laid to lawn. Parking space to front.

Further Details:
Freehold property
Council Tax Band: D
Local Authority: Thurrock
Annual Service Charge: Approximately £300.00

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

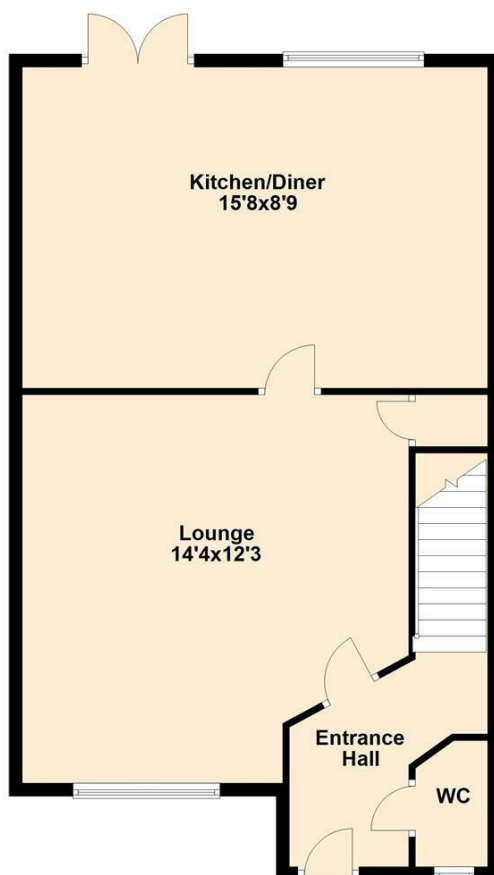


Local Life

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

