



## Rookery Hill, Corringham

Offers Over £375,000



- 10 year Build-Zone new build warranty and underfloor heating throughout the ground floor
- A brand new exclusive development of just three two bedroom houses
- This development is being constructed by the reputable local developer "Pymont Homes" who have been building high specification and sought after new builds in the area for many years
- In our opinion Pymont Homes properties are constructed to the highest quality in the area where clients specifically seek homes constructed by this developer resulting in them having a fantastic reputation and buyers with fantastic family homes
- A beautifully presented and fantastic size two bedroom detached house
- Lovely size lounge/diner and stunning kitchen with Quartz worktops and high specification Bosch integrated appliances
- Ground floor wc and beautiful family bathroom
- Two great size double bedrooms
- Wonderful size rear garden and driveway parking



**\*GUIDE PRICE - £400,000 - £425,000\***

**Brand-new two-bedroom detached in Rookery Hill, Corringham, with sleek kitchen, lounge/diner, underfloor heating, rear garden, and driveway. Pyrmont quality—stylish, low-maintenance living with room to relax and entertain.**

Nestled in the charming area of Rookery Hill, Corringham, this exquisite detached house is part of a brand new development by the esteemed Pyrmont Homes. Known for their commitment to quality, Pyrmont Homes has a stellar reputation for crafting high-specification properties that are highly sought after in the local market.

This delightful two-bedroom home offers a generous living space, perfect for families or those seeking a comfortable retreat. Upon entering, you are greeted by an inviting hallway that leads to a spacious lounge/diner, ideal for both relaxation and entertaining. The stunning kitchen is a true highlight, featuring elegant Quartz worktops and top-of-the-line Bosch integrated appliances, making it a dream for any culinary enthusiast.

The ground floor also includes a convenient WC, while the first floor boasts two well-proportioned double bedrooms, ensuring ample space for rest and relaxation. The family bathroom is beautifully designed, providing a serene space for unwinding after a long day.

Outside, the property features a wonderful rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, driveway parking adds to the convenience of this lovely home.

With the added peace of mind of a 10-year Build-Zone new build warranty and the comfort of underfloor heating throughout the ground floor, this property truly represents modern living at its finest. This is an exceptional opportunity to acquire a high-quality home in a desirable location, making it a must-see for prospective buyers.



#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



