



Sandpiper Close, East Tilbury

Guide Price £400,000



- Originally the show home for the development
- Built in 2017, offering modern construction and efficiency
- Stylish three-bedroom semi-detached home
- Bright bay-fronted living room
- Contemporary open-plan kitchen/diner ideal for entertaining
- Quartz worktops and integrated appliances including oven and dishwasher
- Separate utility room for added practicality
- Ground floor W/C and useful understairs storage
- Principal bedroom with ensuite shower room
- East Tilbury train station located at the end of the road



Guide Price £400,000 - £425,000

Tucked away within the popular modern development on Sandpiper Close, East Tilbury, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living from the moment you step through the door. Built in 2017 and originally serving as the show home for the development, the property has been designed to showcase the very best of modern family living — combining practical space, elegant finishes and a layout perfectly suited to today's lifestyle.

From the outset, the home makes an excellent first impression. Stepping inside, you are greeted by a bright and welcoming entrance hallway, creating a sense of space and flow throughout the ground floor. The hallway provides access to the main living areas, with a staircase rising to the first floor, a handy understairs storage cupboard, and a convenient ground floor W/C — a must-have for modern family living and visiting guests alike.

Positioned at the front of the property is the main living room, a warm and inviting space ideal for relaxing after a long day. A beautiful bay window allows natural light to pour into the room, enhancing the sense of openness while creating a cosy and comfortable environment. It's the perfect spot for movie nights, quiet evenings in, or simply unwinding with a coffee on a Sunday morning.

Moving through to the rear of the property, you'll find what is undoubtedly the heart of the home — the impressive open-plan kitchen and dining area. Designed with both style and functionality in mind, the kitchen features sleek cabinetry complemented by luxurious quartz worktops, providing both durability and a sophisticated finish. Integrated appliances include a built-in oven and dishwasher, ensuring the space remains clean, streamlined and effortlessly modern.

The dining area sits perfectly alongside the kitchen, offering ample space for a family dining table and creating an ideal setting for entertaining friends or hosting family dinners. With views toward the rear garden, this is a bright and sociable space where everyday life naturally unfolds.

Just off the kitchen is a practical utility room, providing additional storage and space for laundry appliances. This thoughtful addition keeps the kitchen clutter-free and adds another layer of convenience to the home — something buyers increasingly look for in modern properties.

Upstairs, the first floor continues the home's stylish and well-balanced design. The property offers three well-proportioned bedrooms, making it ideal for families, professional couples, or buyers needing flexible space for guests or working from home.

The principal bedroom enjoys the added luxury of its own ensuite shower room, creating a private retreat within the home and adding a touch of everyday convenience. The remaining bedrooms are well-sized and versatile, while the family bathroom serves the additional rooms and is finished in a clean, contemporary style.

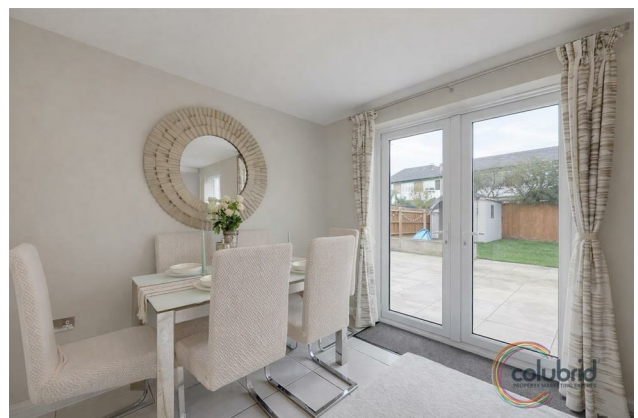
Outside, the property benefits from driveway parking, providing convenient off-street parking for residents. Being part of a relatively new development, the surrounding area has a fresh and well-kept feel, contributing to the home's overall appeal.

Location is another major advantage. At the end of the road you'll find East Tilbury train station, making commuting and travel incredibly convenient. The property is also within easy reach of local shops and everyday amenities, ensuring everything you need is close at hand.

Having originally been the show home for the development, the property has always been intended to stand out. The layout, finish, and attention to detail reflect this — making it a fantastic opportunity for buyers looking for a move-in ready, modern home where everything has already been thoughtfully considered.

Modern homes like this offer the perfect balance of style, practicality and energy efficiency, allowing buyers to enjoy contemporary living without the upkeep that often comes with older properties.

East Tilbury is a charming Thames-side village in the borough of Thurrock, offering a peaceful community atmosphere while remaining well connected for commuters. The village is known for its fascinating industrial heritage, having grown around the historic Bata shoe factory, which gives the area a distinctive character and architectural identity. Residents benefit from a range of local amenities including shops, cafés and traditional pubs, while nearby green spaces and riverside walks provide excellent opportunities for outdoor recreation. Transport links are convenient, with East Tilbury railway station providing regular services into London Fenchurch Street via the C2C line, making the area popular with commuters seeking a quieter lifestyle. With a strong sense of community, access to the Thames Estuary and nearby historic sites such as Coalhouse Fort, East Tilbury offers a pleasant balance of village charm, history and practical connectivity.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/4-sandpiper-close-tilbury-rm18-8fa/5075589>

Annual Service Charge: £345.18
Annual Ground Rent: £220.00
Length of Lease: 988 years remaining
Freehold can be purchased for £2,000

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.

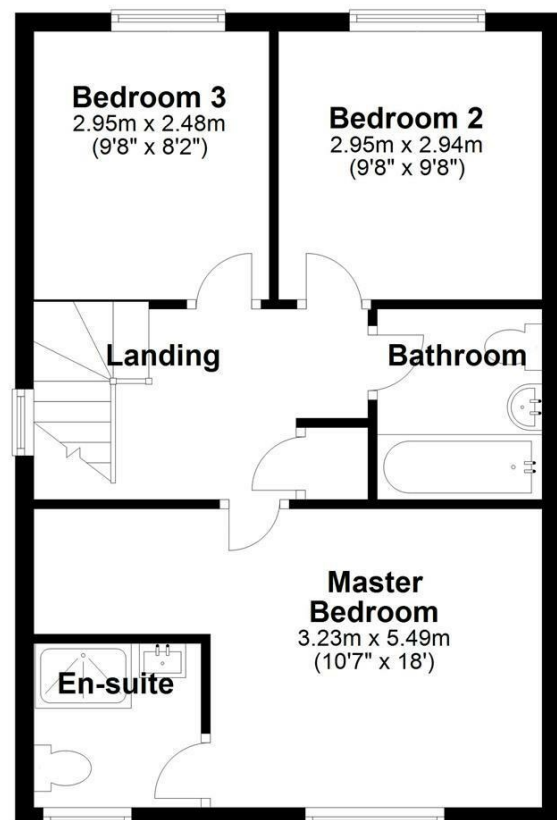
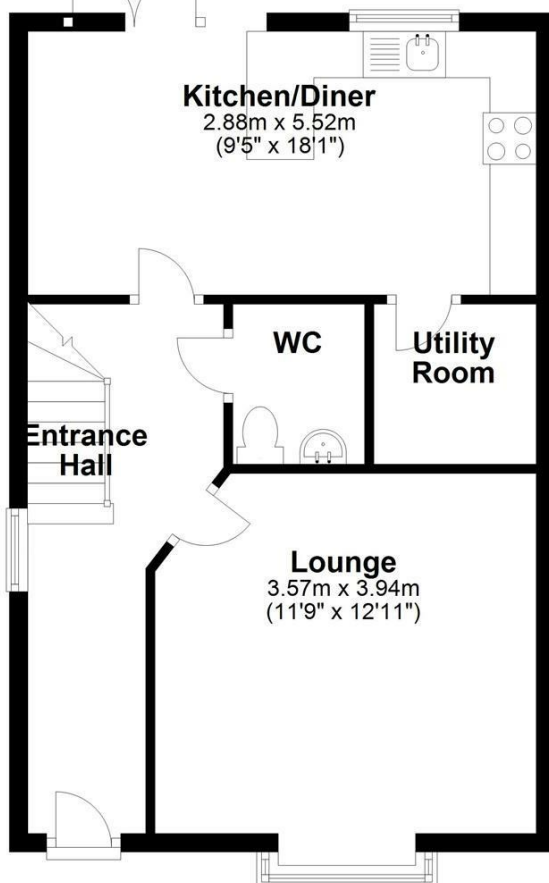
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including 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.



Ground Floor





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