



Sandpiper Close, East Tilbury

Guide Price £400,000



- Exceptional three-bedroom semi-detached family home, constructed in 2016 and beautifully presented throughout with stylish interiors finished to an impeccable show home standard.
- Situated within the highly sought-after "Boulevards" development, just 0.2 miles from East Tilbury railway station, providing excellent transport links for commuters into London.
- Bright and spacious lounge featuring an elegant shaker-style panelled feature wall, creating a warm and inviting living space ideal for relaxing and entertaining.
- Stunning contemporary kitchen/dining room forming the heart of the home, complete with quality fitted units, generous dining space and a stylish dado-panelled feature wall.
- Separate utility room and convenient ground floor WC, thoughtfully designed to provide practical everyday living without compromising on style.
- Impressive principal bedroom boasting a beautifully appointed en-suite shower room and a superb walk-in wardrobe, creating a luxurious private retreat.
- Two further generously proportioned bedrooms, each enhanced by attractive feature-panelled walls and served by a modern family bathroom.
- Wonderful rear garden offering excellent outdoor entertaining space, plenty of room for children to play and an ideal setting for relaxing during the warmer months.
- Private driveway providing convenient off-street parking, complemented by attractive kerb appeal within this modern and family-friendly development.
- Tastefully decorated throughout with quality finishes and thoughtful design touches, creating a turnkey home that is ready to move straight into and enjoy from day one.



GUIDE PRICE £400,000 - £450,000.

The kind of home that makes scrolling stop and viewing appointments start.

Beautifully presented from top to bottom, this exceptional three-bedroom semi-detached home proves that style and substance really can go hand in hand. Constructed in 2016 and thoughtfully enhanced by the current owners, every room has been finished to an impeccable show home standard, creating a property that's ready to be enjoyed from the moment you walk through the door.

Positioned within the sought-after "Boulevards" development, you're just 0.2 miles from East Tilbury railway station, making the morning commute refreshingly straightforward while still enjoying the charm and community feel that village life has to offer.

The welcoming entrance hallway offers the perfect introduction to what lies beyond. The bright and spacious lounge is both elegant and inviting, with a striking shaker-style panelled feature wall adding warmth and character. To the rear, the beautifully presented kitchen/dining room is the heart of the home, where stylish finishes, generous dining space and an attractive dado-panelled feature wall combine to create a room equally suited to busy family breakfasts and long, relaxed evenings with friends. A separate utility room and convenient ground floor WC complete the ground floor accommodation.

Upstairs, the principal bedroom delivers a touch of boutique hotel luxury, complete with its own en-suite shower room and an impressive walk-in wardrobe. Two further generously sized bedrooms, each enhanced by stylish feature-panelled walls, are served by a beautifully appointed family bathroom, ensuring every member of the household enjoys their own thoughtfully designed space.

Outside, the generous rear garden provides the perfect backdrop for summer entertaining, family gatherings or simply enjoying a quiet coffee while the day begins. To the front, a private driveway offers convenient off-street parking.

It's often said that buyers know within moments whether a house feels like home. With its flawless presentation, carefully considered finishes and fantastic location, this is one of those rare properties that simply gets better with every room you discover. Homes finished to this standard are seldom available for long —and once you've stepped inside, you'll understand exactly why.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/39-sandpiper-close-tilbury-rm18-8fa/5425005>

Annual Service Charge: £345.00

Annual Ground Rent: £230.00

Length of Lease: 990 years remaining

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.

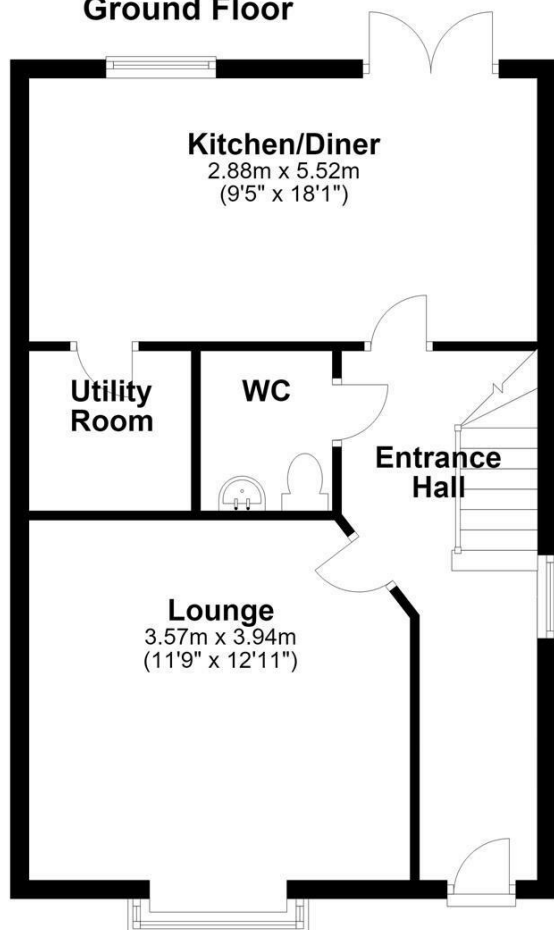
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

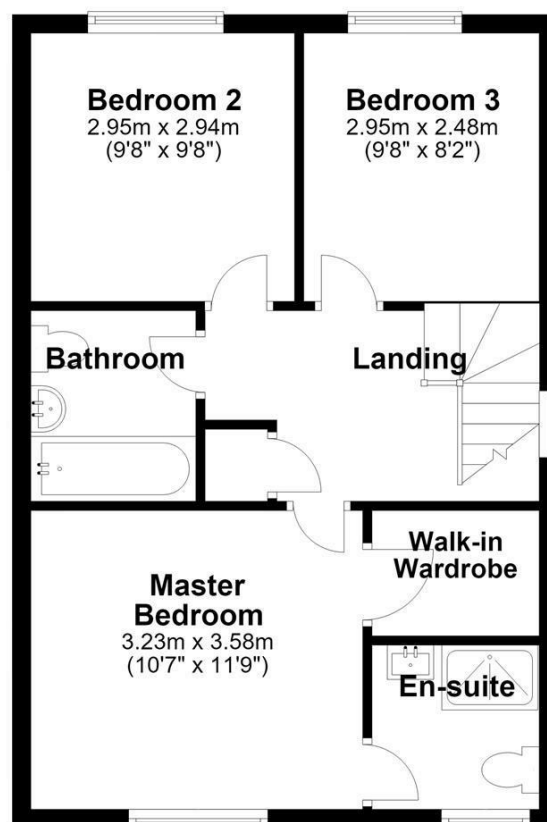
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

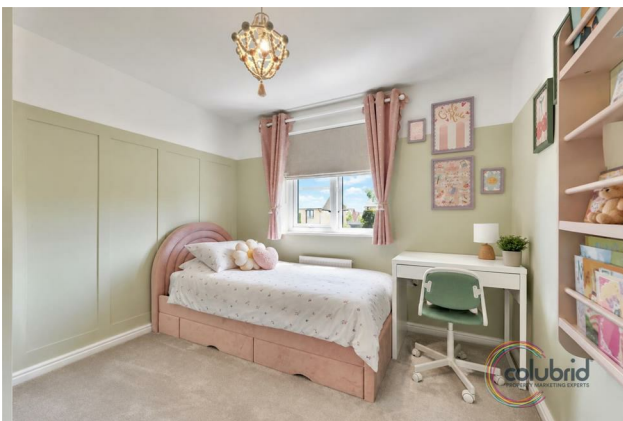


Ground Floor



First Floor





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