



Dovestone Close, Grays

Guide Price £385,000 Freehold

GUIDE PRICE £385,000 - £395,000

Presenting to the market with Ali & Co Property Services, is this stunning TWO BEDROOM NEWLY BUILT, CHAIN FREE FAMILY HOME nestled on a quite Cul-de-sac in DOVESTONE Close, located in the heart of LAKESIDE, West Thurrock.

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Ali&Co
PROPERTY SERVICES

TWO BEDROOM FAMILY HOME

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The ground floor comprises a welcoming entrance hall with a convenient downstairs WC, a contemporary fitted kitchen positioned to the front of the property, and a spacious lounge/dining room to the rear. The living area enjoys plenty of natural light and provides direct access to a low-maintenance rear garden with rear access, creating an ideal space for relaxing or entertaining.

Upstairs, the property features two generous double bedrooms. The principal bedroom benefits from the added luxury of an en-suite shower room, while a modern family bathroom serves the second bedroom.

Presented to a high standard throughout, this attractive home is ready to move into and offers comfortable, modern living in a highly convenient location. Built in 2022, this modern property benefits from the remainder of its 10-year NHBC warranty, providing added peace of mind for prospective purchasers.

Ideally positioned in the sought-after West Thurrock area, the property is just moments from Lakeside Shopping Centre, offering an extensive selection of shops, restaurants, cafés and leisure facilities. Chafford Hundred railway station is within easy reach, providing direct links into London, while excellent road connections via the A13 and M25 make commuting straightforward.

This is an excellent opportunity to purchase a stylish modern home in a popular location with outstanding local amenities and transport links.

Room Dimensions

Living/Dining Room: 5.03m x 4.22m max (16'6" x 13'10" max)

Kitchen: 3.14m x 1.71m (10'4" x 5'7")

Bedroom One: 3.49m x 4.10m (11'5" x 13'5")

Bedroom Two: 2.63m x 4.18m max (8'8" x 13'9" max)

Bathroom: 2.00m x 1.71m (6'7" x 5'7")

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

Estate Charge £290.93 per Annum

Parking options: Residents

Garden details: Rear Garden

Electricity supply: Mains, Solar

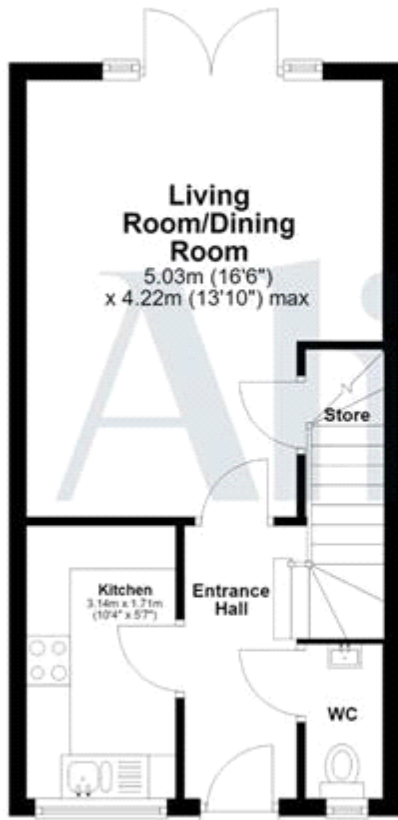
Heating: Gas Mains, Solar

Water supply: Mains

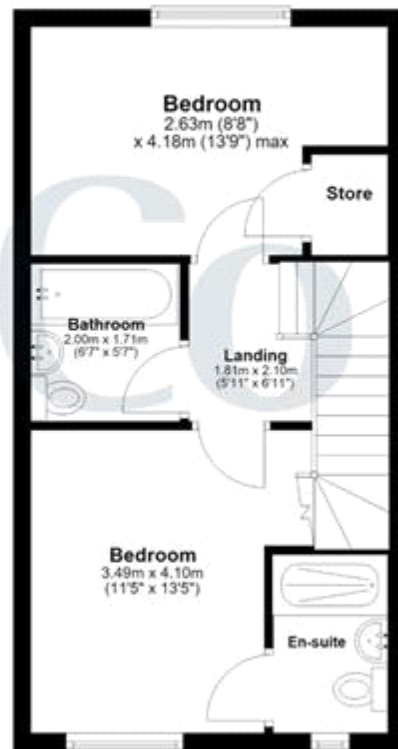




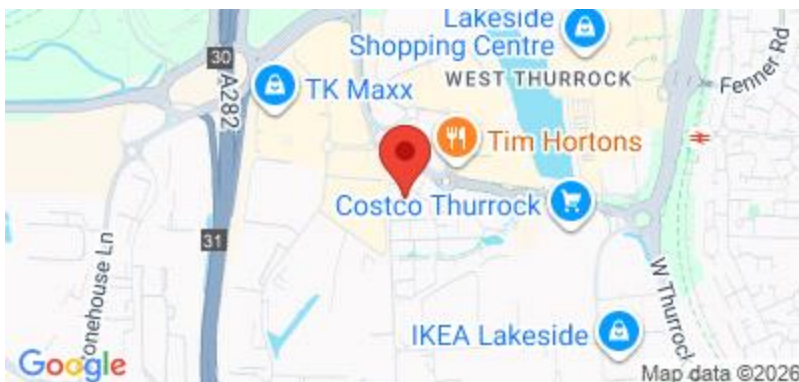
Ground Floor
Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor
Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 68.0 sq. metres (732.3 sq. feet)
Dovestone Close



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		93	118
A (92-)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)		Not energy efficient - higher running costs	
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.