



Sartoria Close, Grays

£440,000 Freehold

Ali & Co are delighted to present this stunning Chain Free family home in the sought-after Sartoria Close in West Thurrock, Ideally located close to Lakeside Shopping Centre, with excellent schools and transport links.

Close to schools, shops & transport links | Downstairs WC | Driveway parking to the front | Immaculately presented throughout | Separate utility room for added practicality | Solar panels providing improved energy efficiency | Spacious Open Plan Lounge/Kitchen/Diner | Stunning Three Bedroom Family Home | Large En-Suite Bathroom with Bath |

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Ali&Co
PROPERTY SERVICES

STUNNING THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this stunning Chain Free family home, ideally situated in the highly sought-after development of Sartoria Close, West Thurrock. Conveniently located close to Lakeside Shopping Centre, excellent schools, and transport links, this beautifully presented property offers stylish and spacious accommodation arranged over three floors.

From the moment you step inside, you are greeted by the property's impressive bespoke staircase, enhanced with sensory LED lighting, creating an immediate "wow factor". Quality oak flooring flows seamlessly throughout the ground floor, adding warmth and elegance to the home.

The spacious living room provides an ideal space for relaxation, while the heart of the home is the superb open-plan kitchen/diner. The kitchen is fitted with integrated appliances, including a fridge freezer and dishwasher, and is complemented by a beautifully designed bespoke breakfast bar, perfect for family living and entertaining.

A real bonus is the separate utility room and convenient ground-floor WC, offering practicality and functionality for modern family life.

The high standard of presentation continues throughout the upper floors. The first floor comprises two generous double bedrooms and a stylish family bathroom, all finished to an exceptional standard.

Occupying the entire second floor is the impressive principal bedroom suite. This outstanding space benefits from a larger-than-average en-suite bathroom featuring both a bath and shower facilities. The bedroom is further enhanced by high-quality bespoke fitted wardrobes, creating a luxurious and practical retreat.

The property further benefits from a private driveway providing off-street parking to the front, whilst to the rear is a beautifully maintained private garden with the added bonus of a newly built summer house, creating the perfect space for relaxing, entertaining.

This exceptional chain-free family home combines modern style, quality finishes, and a fantastic location, making it an ideal purchase for growing families and professional couples alike.

Ground Floor

Living Room: 4.43m × 5.18m — 14'6" × 17'0"

Kitchen/Dining Room: 3.72m × 3.27m — 12'3" × 10'9"

Utility Room: 2.18m × 1.81m — 7'2" × 5'11"

First Floor

Bedroom 2: 4.28m × 3.16m — 14'0" × 10'4"

Bedroom 3: 3.88m × 3.16m — 12'9" × 10'4"

Bathroom: 2.09m × 1.92m — 6'10" × 6'4"

Second Floor

Principal Bedroom: 5.31m × 4.10m — 17'5" × 13'5"

En-suite: 1.84m × 2.11m — 6'0" × 6'11"

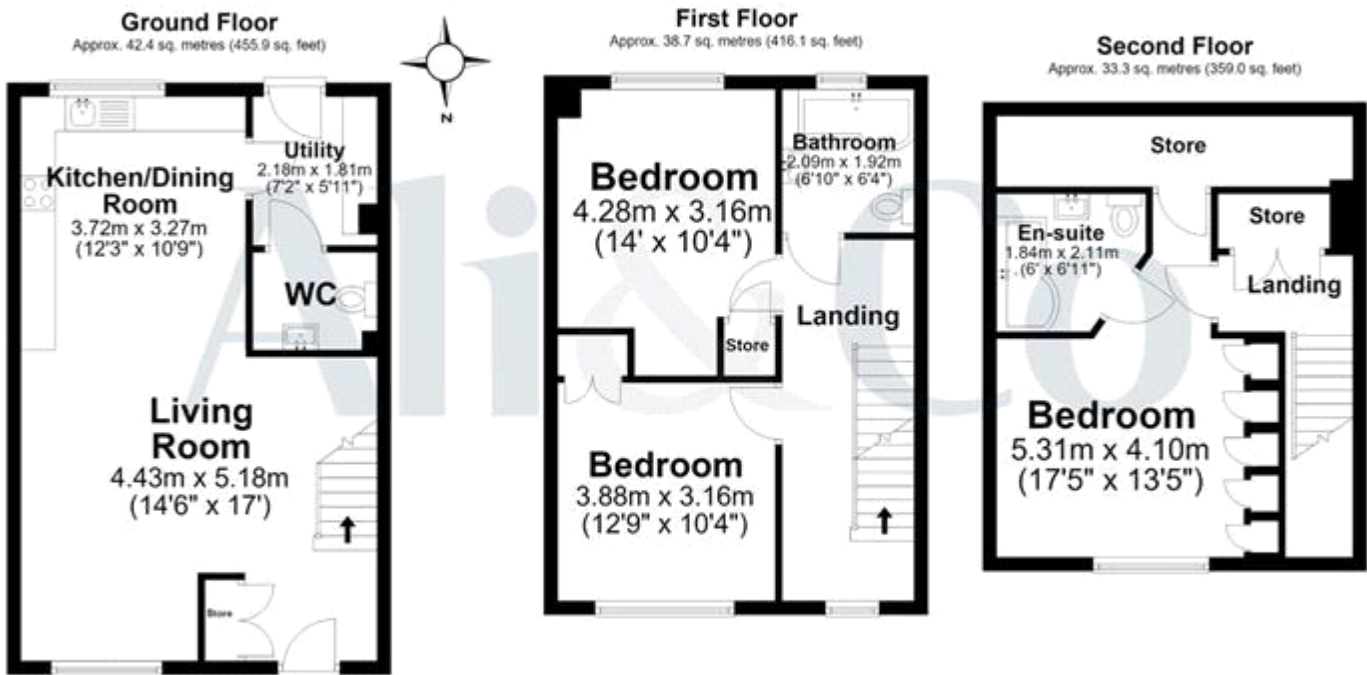


Total Floor Area: approximately 114.4 sq m (1,231 sq ft).

Ali & Co highly recommend an internal viewing to appreciate the size and layout of this attractive CHAIN FREE Family home.

- Council Tax Band: D (Thurrock Council)
- Tenure: Freehold
- Parking options: Driveway
- Garden details: Rear Garden
- Electricity supply: Mains, Solar
- Heating: Gas Mains
- Water supply: Mains
- Sewerage: Mains





Total area: approx. 114.4 sq. metres (1231.0 sq. feet)
Sartoria Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)	88	90
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/fitings 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.