

Est. 1995

**HUNT
ROCHE**

Land & New Homes

121 Ness Road, Shoeburyness

£700,000



Hunt Roche Land & New Homes, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 333330

**** Welcome to your NEW HOME ****

A simply sensational detached NEW BUILD home offering an array of features, including four double bedrooms, all with luxurious ensuites.

The home is set back from the road, featuring a generous driveway with ample parking and direct access to a garage.

Upon entering the home, the light and spacious reception hallway leads to the first reception room, which can be utilised as a snug, playroom, or spacious home office. There is access to a spacious ground floor guest cloakroom/WC.

The Kitchen/Family Room is truly stunning, offering a fresh and contemporary living space with room for a formal dining table and additional space for living room furniture. The kitchen is fitted with a beautiful range of high-gloss cabinetry, wooden worktops, and integrated appliances. This room is perfect for entertaining guests or relaxing with your family, featuring bi-fold doors and French doors that open to the rear garden. Further oak panelled door to separate utility room, fully equipped with matching kitchen cabinetry.

The first floor boasts a spacious landing with a pair of good size wardrobes/cupboard spaces with sensor lighting. The four bedrooms are bright and airy, featuring large windows and high-spec ensuites.

The home includes solar panels, underfloor heating (on the ground floor and in the ensuites), top-spec double-glazed windows for noise reduction and heat retention, and is decorated in neutral tones with high-spec laminate or carpeted flooring.

Located within close proximity to the award-winning beach front, Schools, transport links, and well-regarded schools, including Richmond Avenue Primary School and Shoeburyness High School. Convenient travel networks, such as access to Shoeburyness Train Station, guarantee you a seat on all trains traveling to London.

Developer information:

The build has been undertaken by 'Granite Building Developments Ltd,' who bring a wealth of experience and expertise. Only utilising premium quality materials, ensuring exceptional quality, uncompromising standards of craftsmanship, and meticulous attention to detail at every level.

Plot 1; 2266sqft

Entrance via: Attractive contemporary composite door inset with spyhole, with obscure double glazed panel to side, to;



Reception Hallway: 15'9" x 6'10" (4.8m x 2.08m) Oak panelled doors to Play Room/Home Office, Ground Floor Guest WC, and Courtesy door to garage space. Further 'part glazed' oak door to Kitchen / Family Room / Diner. Carpeted staircase rising to first floor accommodation with oak handrail and spindle balustrade with under stairs storage recess. Wall mounted alarm system. Thermostat control panel. High quality laminate wood effect flooring with underfloor heating. Smooth plastered ceiling inset with recessed LED lighting.



Separate Reception Room: 14'10" x 8'5" (4.52m x 2.57m) A versatile room which could be utilised as a separate Living Room / Snug, Home Office Play Room etc. Feature uPVC double glazed window to front and side aspect. High quality laminate wood effect flooring with underfloor heating. Thermostat control panel. TV aerial point. Smooth plastered ceiling inset with recessed LED lighting.



Ground Floor Guest Room / WC: 8'10" x 3'11" (2.7m x 1.2m) Obscure double glazed window to side aspect. The modern white two piece suite comprises dual flush wc with soft close seat and vanity wash hand basin with mixer taps and storage cupboard under. Smooth plastered ceiling inset with recessed LED lighting.



Open Plan Living / Kitchen / Family Room: Overall measurement 24'11" (7.6) x 24'5" (7.44) (max)

A substantial triple aspect room boasting three door uPVC double glazed bi-fold doors to the rear with an almost full height panel window to side, pair of French doors to the Dining/Living area opening to the rear Garden. Further good size uPVC double glazed window to side aspect. The Kitchen area is fitted with a comprehensive range of modern coloured high gloss cabinetry with feature solid wood worktop over inset with single drainer sink unit with contemporary mixer tap over. The kitchen is fitted with a range of integrated appliances to include an eye level oven/microwave, upright fridge/freezer, under counter slimline wine cooler and dishwasher. The focal part of the room is a lovely large feature centre island/breakfast bar with recess under for seating options with cupboards to each side to one side with ample drawers/cupboard space to opposite side. Beautiful wooden worktop inset with a four ring induction hob. This impressive family space offers the potential for a generous formal dining table. Thermostat control panel. TV aerial point. High quality laminate wood effect flooring with underfloor heating. Smooth plastered ceiling inset with recessed LED lighting. Oak panelled door to;

Hunt Roche Land & New Homes, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 333330



Utility Room: 9'10" x 5'1" (3m x 1.55m) Obscure uPVC double glazed door to side providing external sideway access with matching window to side. The Utility Room is fitted with matching units to the Kitchen with a range of modern coloured high gloss cabinetry with feature solid wood worktop over, to one aspect. Under counter recess for washing machine and tumble dryer. Thermostat control panel. High quality laminate wood effect flooring with underfloor heating. Smooth plastered ceiling inset with recessed LED lighting.

The First Floor Accommodation comprises



Generous Landing space:

Oak handrail and spindle balustrade. High quality carpet. Traditional style column radiator. Thermostat control panel. Two pairs of oak panelled twin doors to recessed storage cupboards, inset with sensor lighting. Smooth plastered ceiling inset with recessed LED lighting with access to loft space. (Agent's Note: The developer has informed Hunt Roche that the loft space offers further potential for extension.)





Dual aspect Main Bedroom: 15'10" (4.83) x 13'4" (4.06) (reducing to 9'11" (3.02)) uPVC double glazed window to front aspect. Within the bay area there is an 'almost full height' uPVC double glazed window to front and side aspect. High quality carpet. Traditional style upright column radiator. Thermostat control panel. TV aerial point. Smooth plastered ceiling inset with recessed LED lighting. Oak panelled door to;

Ensuite: 6'4" x 5'8" (1.93m x 1.73m) Obscure uPVC double glazed window to side aspect. The modern white three piece suite comprises dual flush wc with soft close seat, suspended vanity wash hand basin with mixer taps and storage drawer under with wall mounted backlit 'LED' mirror. Walk in shower enclosure with fitted screen, wall mounted 'K.Vit' controls with hand held shower and overhead drencher style head. Recessed shelving niche. Partly tiled walls with matching floor tiling with underfloor heating. Chrome ladder style heated towel rail. Smooth plastered ceiling inset with recessed LED lighting.



Hunt Roche Land & New Homes, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 333330

Bedroom Two: 24'4" (7.42) (reducing to 15'4" (4.67)) x 11'7" (3.53) Pair of uPVC double glazed doors to rear aspect with matching side panels, to rear aspect, opening inwards to 'Juliet' style balcony with stainless steel surround inset with glazed insert. Further uPVC double glazed 'almost full height' window to side aspect. High quality carpet. Traditional style upright column radiator. Thermostat control panel. TV aerial point. Oak door to good size 'walk in' storage cupboard. Smooth plastered ceiling inset with recessed LED lighting. Oak panelled door to;



Ensuite: 7'2" x 5'6" (2.18m x 1.68m) Obscure uPVC double glazed window to side aspect. The modern white three piece suite comprises dual flush wc with soft close seat, vanity wash hand basin with mixer taps and storage cupboards under with wall mounted backlit 'LED' mirror. Walk in shower enclosure with fitted screen, wall mounted 'K.Vit' controls with hand held shower and overhead drencher style head. Recessed shelving niche. Partly tiled walls with matching floor tiling with underfloor heating. Chrome ladder style heated towel rail. Smooth plastered ceiling inset with recessed LED lighting.



Bedroom Three: 19'8" x 13'11" (6m x 4.24m) Pair of uPVC double glazed doors opening inwards to 'Juliet' style balcony with stainless steel surround inset with glazed insert, to rear aspect. High quality carpet. Traditional style upright column radiator. Thermostat control panel. TV aerial point. Smooth plastered ceiling inset with recessed LED lighting. Oak panelled door to;



Ensuite: 6'4" x 5'5" (1.93m x 1.65m) Obscure uPVC double glazed window to side aspect. The modern white three piece suite comprises dual flush wc with soft close seat, suspended vanity wash hand basin with mixer taps and storage drawer under with wall mounted backlit 'LED' mirror. Walk in shower enclosure with fitted screen, wall mounted 'K.Vit' controls with hand held shower and overhead drencher style head. Recessed shelving niche. Partly tiled walls with matching floor tiling with underfloor heating. Chrome ladder style heated towel rail. Smooth plastered ceiling inset with recessed LED lighting.



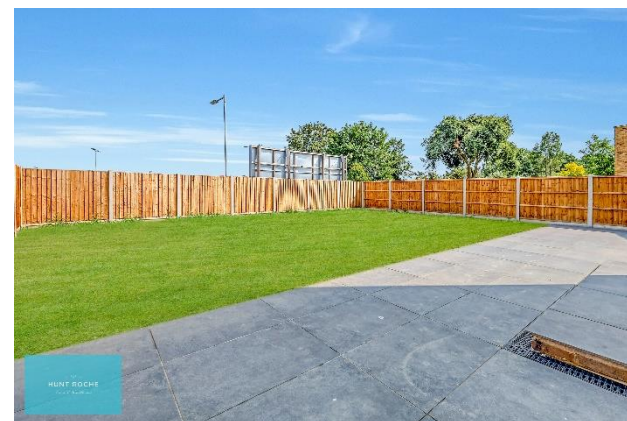
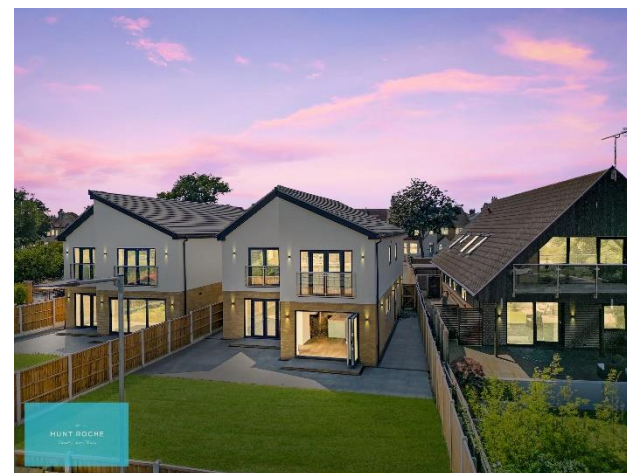


Bedroom Four: 18'3" (5.56) (reducing to 13'8" (4.17)) x 9'8" (2.95) Large uPVC double glazed window to front aspect. High quality carpet. Traditional style upright column radiator. Thermostat control panel. TV aerial point. Smooth plastered ceiling inset with recessed LED lighting. Oak panelled door to;

Ensuite Bathroom: 7'6" x 5'6" (2.29m x 1.68m) Obscure uPVC double glazed window to side aspect. The modern white three piece suite comprises dual flush wc with soft close seat, double width vanity wash hand basin with mixer taps and storage drawer under with wall mounted backlit 'LED' mirror, panelled enclosed bath with mixer tap over and integrated shower unit with fitted shower screen. Recessed shelving niche. Partly tiled walls with matching floor tiling with underfloor heating. Chrome ladder style heated towel rail. Smooth plastered ceiling inset with recessed LED lighting.

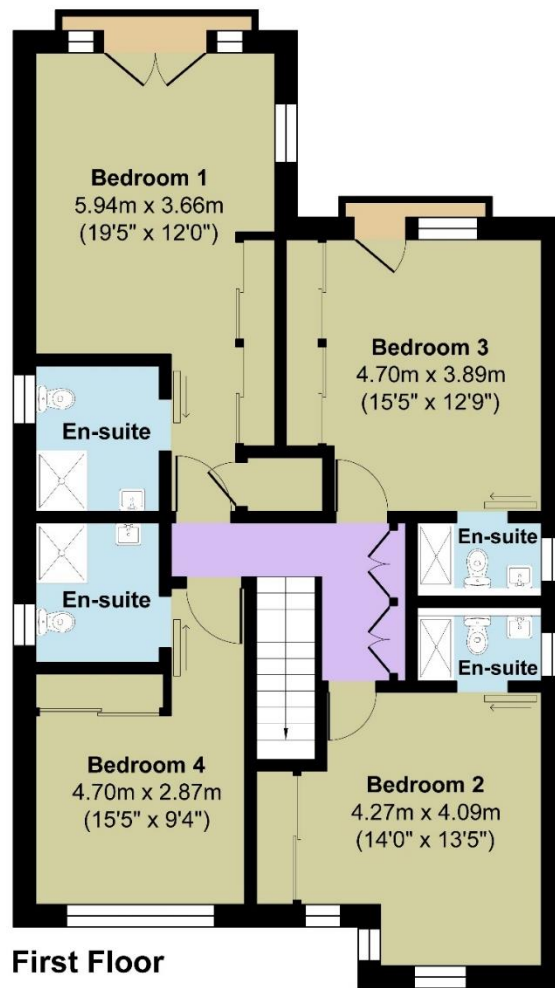
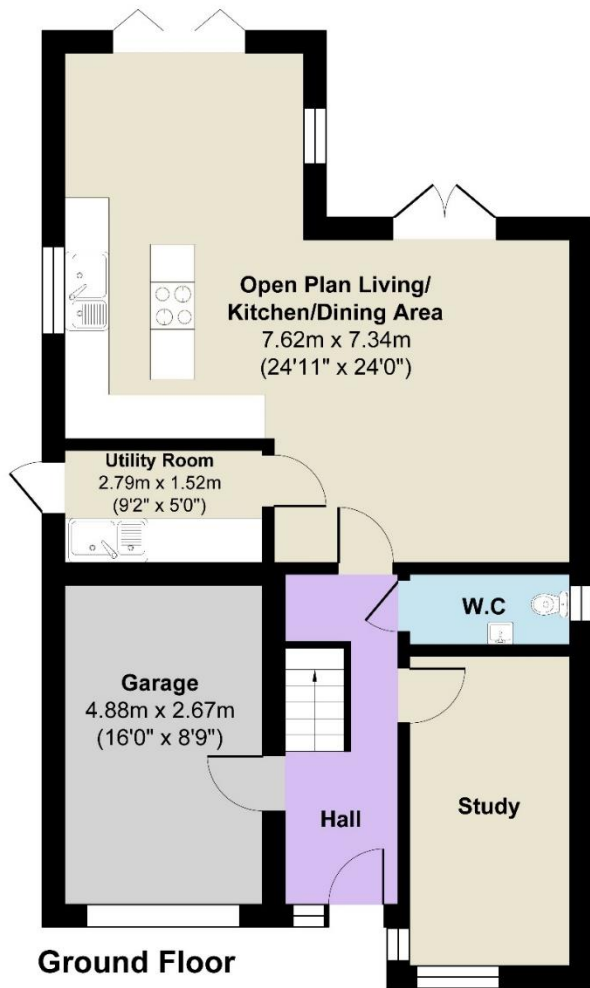
To the Outside of the Property

Garden: 48'4" (14.73) (reducing to 30'4" (9.25)) x 50' (15.24) The rear Garden is approached via the Kitchen/Family Room and commences with an attractive and generous size 'slate grey' patio seating area. Fencing to boundaries. (Agents Note - the developer has advised that the turfing will be undertaken prior to completion for any interested party.) Exterior lighting. Outside water tap. Gated side access to both sides of the home.



Frontage: Generous size block paved driveway with off road parking for multiple vehicles. Block paved sideway leading to gated access to Garden. External EV car charging port. Exterior lighting. Direct access to;

Garage: 15'6" x 9'3" (4.72m x 2.82m) To the rear of the Garage there is an unvented 'Ideal' Hot Water Cylinder. Wall mounted 'Ideal' boiler. Wall mounted cupboard housing the controls for the Solar panels with further low level cupboard housing underfloor heating apparatus. Up and over door to front. Power points. (Agents note; The space features laminate flooring and a smooth plastered ceiling, providing the option to create additional ground floor living space (if needed).



EPC: Please Note: The EPC has been ordered, with the pre-build qualified predicted EPC estimate at (A/94) and the CO2 rating at (B/90).

Council Tax TBA

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you to conduct independent assessment of the property to determine monetary value.
© @ modephotouk www.modephoto.co.uk

PRELIMINARY DETAILS - AWAITING VERIFICATION SHO240274

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property