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Land & New Homes



121a Ness Road, Shoeburyness £750,000

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

**** YOUR SENSATIONAL NEW BUILD HOME AWAITS YOU ****

An executive-style family home featuring superior fixtures and fittings and an abundance of living space. This plot is a larger floorplan than the neighbouring property and includes additional extras, whilst still boasting FOUR BEDROOMS and FOUR ENSUITES also incorporates walk-in dressing areas/room in two of the bedrooms. This contemporary abode offers a good-sized rear garden, ample parking in the front, and a garage. The interior design has been thoughtfully planned, with spacious living areas and ample storage. Additional features include solar panels. Situated close to amenities and schools, this beautiful home provides the perfect blend of luxury and convenience.

Set back from the road, the property offers a generous driveway with ample parking and direct access to a garage. Upon entering, a light and spacious reception hallway leads to a versatile reception room that can be used as a snug, playroom, or spacious home office. There is also a ground floor guest cloakroom/WC and a separate utility room equipped with matching kitchen cabinetry.

The triple-aspect kitchen/diner/family room is a highlight, offering a fresh and contemporary living space with room for a formal dining table and additional space for living room furniture. The kitchen features a beautiful range of high-gloss cabinetry, wooden worktops, and integrated appliances. Ideal for entertaining or relaxing with family, the room includes bi-fold doors and French doors that open to the rear garden.

The first floor features a generous landing with a good-sized cupboard and an additional triple-width walk-in cupboard, both with sensor lighting. The four bedrooms are bright and airy, with large windows and high-spec ensembles.

The home offer approx. 2617 sqft of accommodation and also includes solar panels, underfloor heating (on the ground floor and in the ensembles), top-spec double-glazed windows for noise reduction and heat retention, External lighting and EV car charging point, 10 year Structural Warranty and is decorated in neutral tones with high-spec laminate or carpeted flooring.

Located close to the award-winning beachfront, schools, and transport links, including Richmond Avenue Primary School and Shoeburyness High School. Convenient travel networks, such as Shoeburyness Train Station, ensure easy access to London.

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.

Entrance via: Canopied entrance inset with composite panels inset with recessed lighting leading to an attractive contemporary composite door inset with spyhole, with large obscure double glazed panel to side, to;



Reception Hallway:

23'9" x 6' (7.24m x 1.83m) Oak panelled doors to Play Room/Home Office, Ground Floor Guest WC, Utility Room and Courtesy door to Garage space. Part glazed oak door through to Living / Kitchen / Family Room. 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: 21'1" x 9'3" (6.43m x 2.82m)

A versatile room which could be utilised as a separate Living Room / Snug, Home Office Play Room etc. Feature uPVC double glazed window to both front and side aspects. 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 Cloakroom/WC: 9'3" x 3'9" (2.82m x 1.14m)

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.

Utility Room: 9'3" x 6'1" (2.82m x 1.85m) Obscure uPVC double glazed door to side providing external sideway access. 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.



Open Plan Living / Kitchen / Family Room:
Overall measurement 25'5" (7.75) x 24'3" (7.4) (max)

A substantial dual aspect room boasting three door uPVC double glazed 'extra wide' bi-fold doors to the rear, pair of French doors to the Dining/Living area opening to the rear Garden. Further 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.



The First Floor Accommodation comprises



Generous Landing space: 23'9" x 6'5" (7.24m x 1.96m) Oak handrail and spindle balustrade. High quality carpet. Traditional style column radiator. Thermostat control panel. Pairs of oak panelled doors to large walk in recessed storage cupboard (measuring 8'5 x 2'5) inset with sensor lighting. Further oak door to further storage cupboard 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: 19'11" (6.07) (max) x 15'11" (4.85) (max)

Within the bay area there is an 'almost full height' uPVC double glazed window to front and side aspect. Further 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: 8'10" x 5'9" (2.7m x 1.75m)

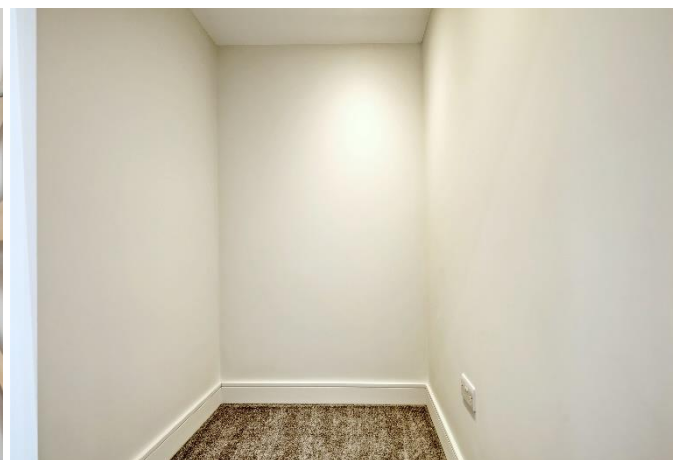
Obscure uPVC double glazed window to side aspect. The modern white three piece suite comprises dual flush wc with soft close seat, suspended vanity wash hand basin with mixer taps and storage drawer under with wall mounted backlit 'LED' mirror. Walk in shower enclosure with fitted screen, wall mounted '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.



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Bedroom Two: 15'1" x 14'7" (4.6m x 4.45m) Pair of uPVC double glazed doors 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: 8'5" x 6'2" (2.57m x 1.88m) 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 drawers 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 flat panelled ladder style heated towel rail. Smooth plastered ceiling inset with recessed LED lighting.



Bedroom Three: 15'4" x 10'4" (4.67m x 3.15m) Pair of uPVC double glazed doors with matching side panels, 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;

Dressing area: 6'10" x 4'7" (2.08m x 1.4m) High quality carpet. Smooth plastered ceiling inset with recessed LED lighting.

Accessed via the Bedroom further oak panelled door to;

Ensuite: 8'11" x 5'4" (2.72m x 1.63m) 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 cupboard 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: 14'1" (4.3) x 9'1" (2.77) (excluding walkway area to Ensuite/Dresser)

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. Open access to;

Walk in Wardrobe/ Dressing Room: 5'7" x 4'10" (1.7m x 1.47m) High quality carpet. Smooth plastered ceiling inset with recessed 'sensor' LED lighting.

Ensuite Bathroom: 9' x 5'10" (2.74m x 1.78m) 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: Approx 50ft (max) x 40ft 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.

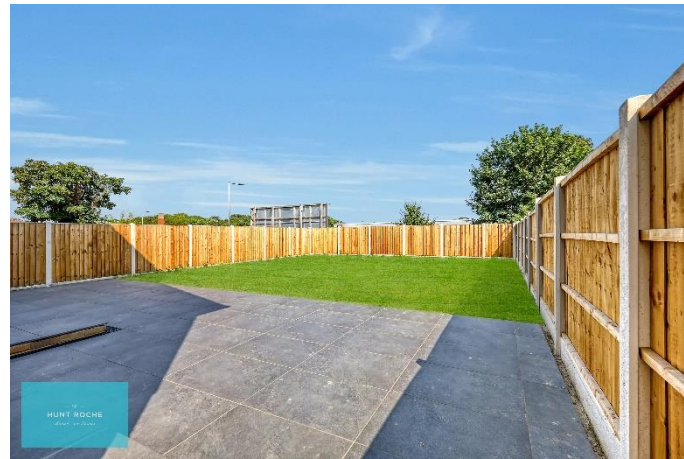
Frontage:

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: 22'5" x 8'8" (6.83m x 2.64m)

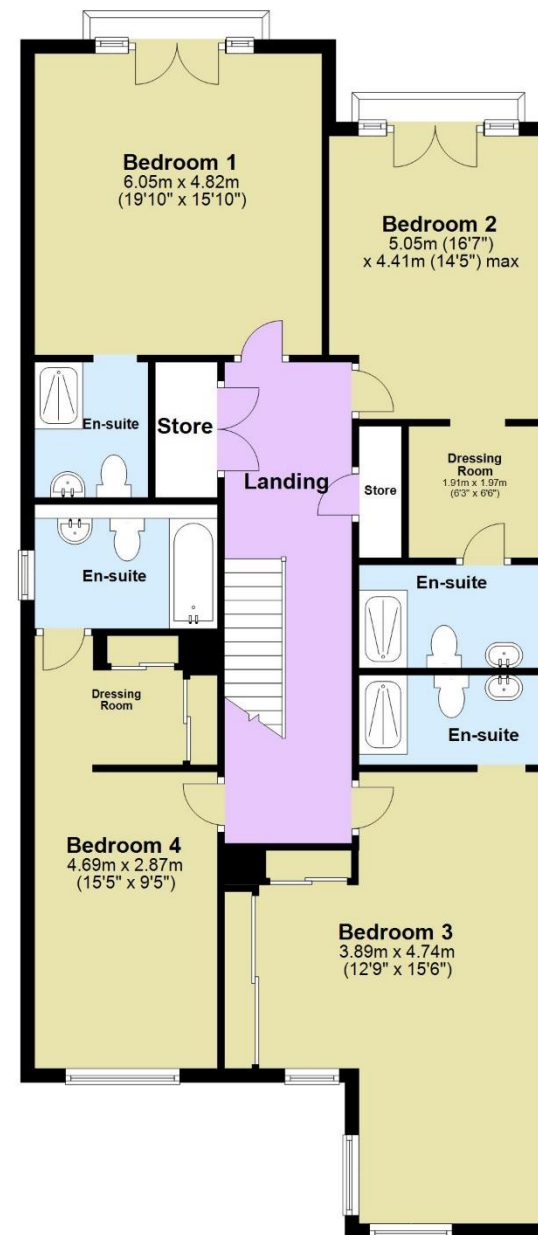
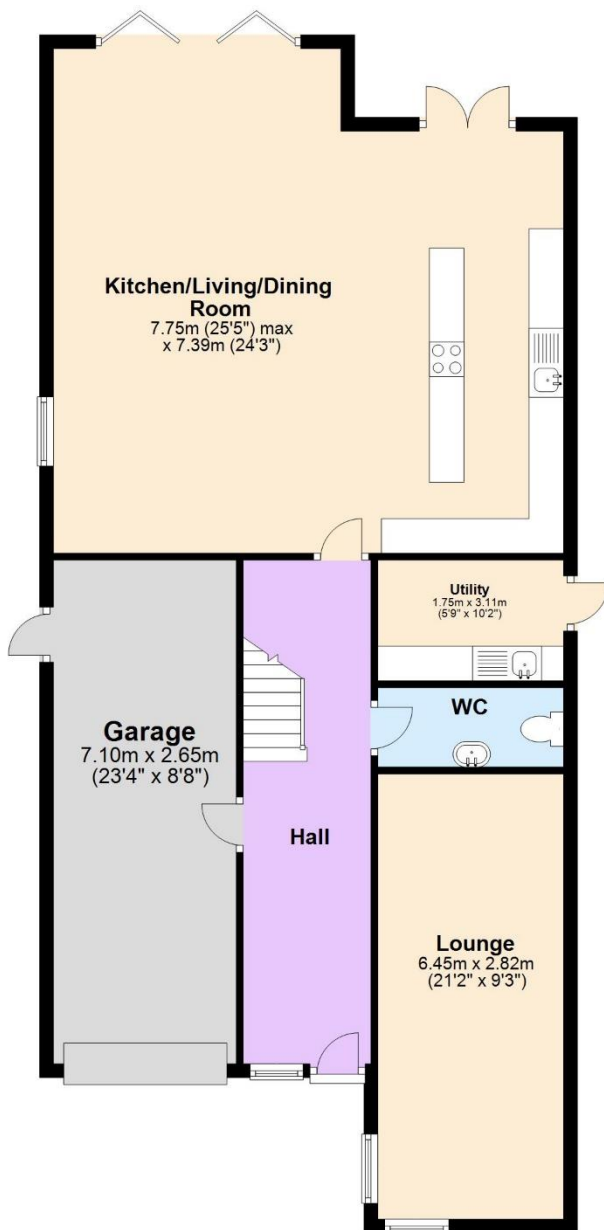
Up and over door to front. uPVC double glazed door to side aspect providing external sideways access. To the rear of the Garage there is an unvented 'Ideal' Hot Water Cylinder. Wall mounted 'Ideal' boiler. Wall mounted cupboard housing the controls for the Solar panels with further low level cupboard housing underfloor heating apparatus. 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 required))



EPC: 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

PRELIMINARY DETAILS - AWAITING VERIFICATION



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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