

EST. 1995

HUNT ROCHE

The Estate Agent



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Land's New Homes

Asking Price: £395,000

6 Stubbs Gardens (Plot 20), off Alexandra Road, Great Wakering, Essex, SS3 0FW



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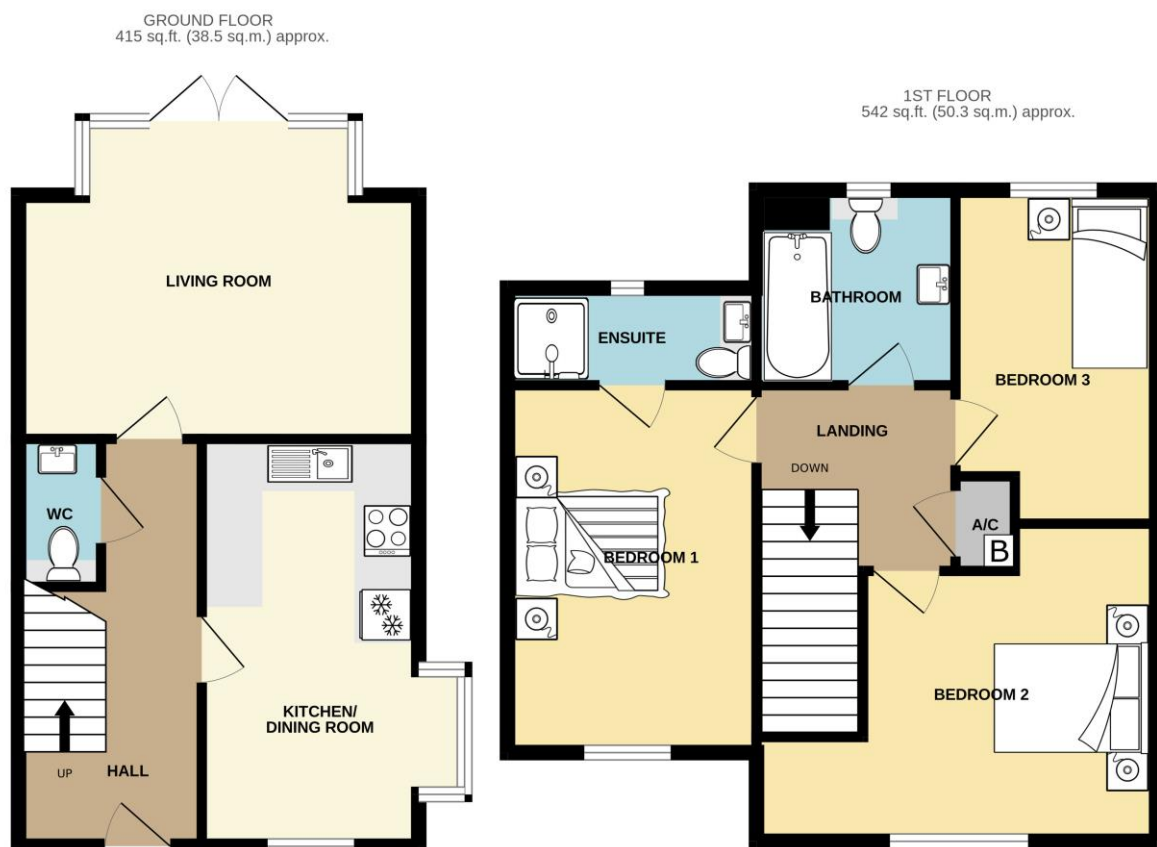


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Nearing Completion is this stunning **THREE BEDROOM** link-detached **NEW HOME** which offers the perfect blend of contemporary design and practicality. The dual-aspect kitchen/diner is fully fitted with appliances and features a charming square bay window that floods the space with natural light. The spacious living room boasts French doors inset into a bay window, opening to a west-facing rear garden—ideal for enjoying sunny afternoons.

The main bedroom includes an ensuite shower room, while a stylish family bathroom serves the other bedrooms. A convenient ground floor cloakroom/WC completes the home. Externally there is off road parking with covered carp port! Located in a peaceful semi-private cul-de-sac within Wakering Village, this property is just a short distance from local shops and bus routes.

With a 10-year BuildZone warranty and solar panels for energy efficiency, this brand-new home offers comfort, style, and peace of mind.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Overview:

Nestled within a fantastic new development in the heart of Great Wakering, this stunning **NEW HOME** combines the charm of village living with modern conveniences. Enjoy peace of mind with no future costly surprises, along with cutting-edge energy efficiency, thanks to built-in solar panels for eco-friendly living.

This stunning 'Link Detached' New Build Home with Covered Carport Parking.

This beautifully crafted new-build home offers a perfect blend of energy-efficient design and luxurious modern living. The attractive fitted Kitchen/Diner includes an oven, integrated fridge/freezer, and washing machine. The Living Room is filled with natural light thanks to generous square bay windows to the rear inset with french doors that open to the west-facing rear garden, perfect for enjoying sunny afternoons.

Upstairs, the Main Bedroom features a private ensuite shower room, while a family bathroom serves the remaining two spacious bedrooms. A convenient Ground Floor Cloakroom/WC adds practicality.

Positioned in an attractive semi-private cul-de-sac within Wakering Village, this home is ideally located near shopping facilities and bus routes. The carport and parking offer ample space, and the west-facing garden provides a tranquil outdoor retreat, making this property an ideal choice for contemporary family living.

With direct rail links from nearby Shoeburyness to London Fenchurch Street in just 60 minutes, commuting is a breeze. The area also offers excellent state and independent schools, with a blend of historic and contemporary homes adding to the community's unique appeal.

Local amenities and leisure activities abound, including nearby beaches and Southend's extensive attractions. Convenient access to major roadways, public transport, and nearby train stations makes commuting easy. For international travel, London Stansted Airport is only an hour away by car.

Discover the best of village life at Stubbs Gardens.

Entrance via: Glazed canopied porch to composite door inset with double glazed insert through to;

Reception Hallway: 15'6" x 7' (4.72m x 7') Staircase to first floor accommodation with spindle balustrade. Panelled doors to Living Room and Kitchen/Diner. Radiator. Small under stair storage recess. LVT flooring. Smooth plastered ceiling. Further door to;

Guest Ground Floor Cloakroom/WC: 5'8" x 3'2" (1.73m x 0.97m) The white two piece suite comprises concealed cistern dual flush wc and vanity wash hand basin with mixer tap over and storage cupboard under. Radiator. Tiling to dado level. LVT flooring. Smooth plastered ceiling with some restricted head height.

Living Room: 15'3" (4.65) x 14'1" (4.3) (into bay) Feature square double glazed bay windows to rear with pair of windows to side inset with openers with a pair of french doors opening to the WEST facing rear garden with matching side panels. Radiator. Smooth plastered ceiling.

Dual aspect Kitchen / Diner: 15'6" (4.72) x 7'9" (2.36) (increasing into Bay) Attractive square double glazed Bay window to side aspect with further double glazed window to front aspect. The Kitchen is fitted with a beautiful range of light coloured 'Shaker style' cabinets with laminate working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. The appliances include built in 'Bosch' electric oven with electric hob over with wall mounted stainless steel extractor canopy over with stainless steel splashback. Integrated upright fridge/freezer. Under counter 'Candy' washing machine. LVT flooring. Radiator. Smooth plastered ceiling inset with recessed lighting to Kitchen area.

The First Floor Accommodation Comprises

Landing: 7' x 6'11" (2.13m x 2.1m) Panelled doors off to Bedrooms and Family Bathroom. Further panelled door to 'airing/storage cupboard' with wall mounted 'Ideal boiler'. Radiator. Smooth plastered ceiling with access to loft space.

Main Bedroom: 14'1" x 9'6" (4.3m x 2.9m) Double glazed window to front aspect. Radiator. Smooth plastered

ceiling with access to loft space. Panelled door to;

Ensuite Shower: 9'5" x 4' (2.87m x 1.22m) Obscure double glazed window to rear aspect. The white suite comprises shower enclosure with integrated shower unit with drencher style shower head over, concealed cistern dual flush wc and vanity wash hand basin with mixer tap over and storage cupboards under. Partly tiled walls. LVT flooring. Radiator. Smooth plastered ceiling inset with recessed lighting.

Bedroom Two: 15'3" (4.65) (into recess) x 11'11" (3.63) (max) Double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Bedroom Three: 12'10" (max) x 7'10" (3.9m (max) x 2.4m) Double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

Family Bathroom: 7'4" x 6'3" (max) (2.24m x 1.9m (max)) Obscure double glazed window to rear aspect. The white suite comprises panelled enclosed bath with mixer tap, concealed cistern dual flush wc and vanity wash hand basin with mixer tap over and storage cupboards under. Tiling to dado level. LVT flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property:

The Gardens will be turfed ready for occupation.

Fencing to boundaries

Block paved Parking spaces for two vehicles / with covered Carport area

AGENTS NOTES All room sizes are approximate...

All images, specification and measurements provided are for guidance purposes only and are not a definitive representation of the finished layout or specification.

Management Company:

FREEHOLD property - however there is a Management Company 'STUBBS GARDEN MANAGEMENT COMPANY LIMITED' will undertake the maintenance/upkeep of the road and any communal areas.

We believe that this will be in the region of £200 per annum.

All figures quoted will need to be confirm by any interested parties solicitor/conveyancer.

Reservation Process:

- Any interested parties wishing to reserve an available plot will be required to provide the following information;
- Reservation Forms; will need to be completed, signed by the proposed purchaser(s)
- Mortgage Broker information;
You will need to provide your mortgage broker's contact information for confirmation that you have been accepted for a mortgage. Alternatively, you will be requested to be qualified by our mortgage broker.
- We are also required to have proof/source of funds on file, therefore we will require your evidence of deposit.
 - Any interested parties will be in a position to proceed (i.e will not need to sell a property in order to buy onward). If you need to sell a property (which is sold - subject to contract), We will need to contact the Estate Agent dealing with the property sale in question to clarify information relating to the buyer and progress of your sale. Hunt Roche will then take instructions from the developer.
 - 2 forms of Identification;
- 2 forms of Identification
Passport or Driving License AND Utility Bill (less than 3 months old)
 - £500 Reservation Fee to be paid to developer

(Reservation fees will need to be made by immediate bank transfer. The plot will continue to be marketed until the

payment is received by the developer)

Warranty:

Build-Zone effective for 10 years from the date of completion of the home

Overall Specification:

Kitchen

- Oxford Shaker Pebble Grey, Seattle Steel Laminate worktops (22mm) + Upstand stainless steel splashback
- White Goods
- Candy Integrated Washing Machine 8kg
- Bosch Induction Hob
- Neue Extractor Hood
- Neue 50/50 Frost Free Fridge Freezer
- Bosch Single Oven

Cloak Room

- Purity storm grey gloss Unit, half height tile Ikon white matt metro tile, chrome taps

Bathroom

- Purity storm grey gloss unit, Revestimiento Neptune Blanco half height tile, chrome taps

En Suite

- Purity storm grey gloss unit, Revestimiento Neptune Blanco (splashback and shower tiled only), chrome taps

Garden

- Turf & Slabs - Buff Riven

Carpet

- No carpets

LVT Kitchen/Dining Room / Hallway

- Ash, Make Textures

LVT Bathroom / Wet Rooms

- Ash, Make Textures
- Fossil Limestone, Make J2 Flooring (Bathroom & Ensuite)

Paint

- Dulux Brilliant White emulsion walls, white gloss woodwork

Skirting / Architrave

- Double V groove skirting, single V architrave

Windows

- UPVC White (anthracite outside)

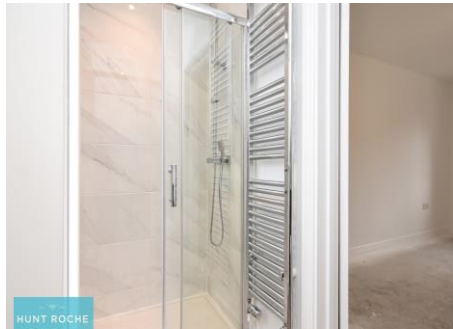
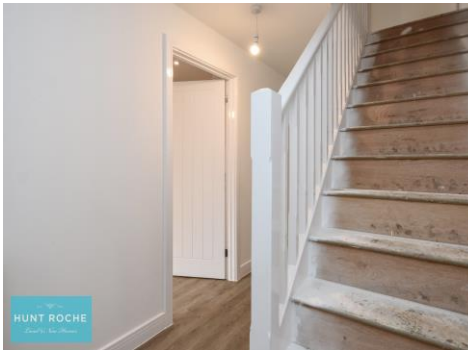
Heating

- Solar Panels
- Combi Boiler Ideal Logic ESPI 35
- Two-zone Heating

Electrical

- Fire alarms
- Smoke alarms
- White electrical accessories
- External lights – front and rear

PRELIMINARY DETAILS - AWAITING VERIFICATION



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. 1/3/2025