

HUNT ROCHE

The Estate Agent



EST. 1895
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Land & New Homes

Asking Price: £395,000

Number 13, Plot 13 Stubbs Gardens, off Alexandra Road, Great Wakering, Essex, SS3 0FW



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LAST 'THREE BEDROOM SEMI DETACHED' HOME AVAILABLE.

Explore this BRAND NEW three-bedroom semi-detached home, featuring a spacious full-width kitchen/diner at the rear with french doors leading to the garden. The high-specification kitchen comes fully fitted with integrated appliances, including an oven, washing machine, dishwasher, and fridge/freezer. There is an attractive bright, dual-aspect living room for relaxation. The main bedroom boasts an ensuite, along with a family bathroom and a convenient ground floor guest WC. Additional benefits include parking spaces and views from the rear overlooking playing fields. For more information, contact Hunt Roche Land & New Homes at 01702 333330.

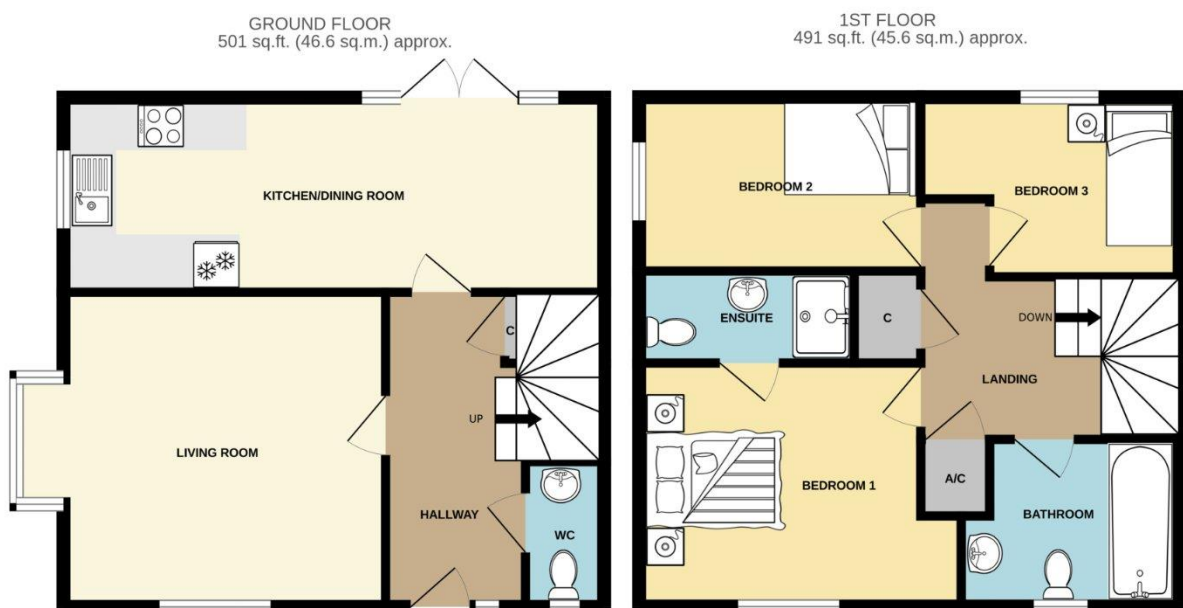
Overview:

Located in a beautiful new development in the heart of Great Wakering, this stunning NEW HOME offers the ideal mix of village charm and modern convenience. Enjoy peace of mind with no unexpected costs and benefit from the latest energy efficiency features, including solar panels.

Commuting is easy, with direct rail links from nearby Shoeburyness to London Fenchurch Street in just 60 minutes. The area is home to excellent state and independent schools, offering a blend of historic and modern homes.

Local amenities include nearby beaches and access to Southend's attractions, with convenient access to major roads, public transport, and train stations. London Stansted Airport is also just an hour's drive away.

Discover the best of village living at Stubbs Gardens.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 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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Entrance via:

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

Reception Hallway: 13'3" x 5'1" (4.04m x 1.55m)

Turned staircase to first floor accommodation. Panelled doors to Living Room and Kitchen/Diner. Radiator. Panelled door to under stair storage cupboard. LVT flooring. Smooth plastered ceiling. Further panelled door to;

Guest Ground Floor Cloakroom/WC: 6'2" x 3'4" (1.88m x 1.02m)

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.

Dual aspect Living Room: 16'10" (5.13) (into bay - reducing to 14'1" (4.3)) x 13'2" (4.01)

Feature square double glazed bay window to side aspect with further double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Kitchen / Diner: 23' x 8'3" (7m x 2.51m)

Double glazed window to rear aspect. Double glazed french doors opening to the rear Gardens. 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. Two radiators. Smooth plastered ceiling inset with recessed lighting to Kitchen area.

The First Floor Accommodation Comprises**Landing: 10'6" (max) x 6'6" (3.2m (max) x 1.98m)**

Panelled doors off to Bedrooms and Family Bathroom. Further panelled door to 'airing cupboard' with wall mounted 'Ideal boiler'. Panelled door to further recessed storage cupboard. Radiator. Smooth plastered ceiling with access to loft space.

Main Bedroom: 13' (3.96) (reducing to 11'1" (3.38)) x 10'4" (3.15)

Double glazed window to front aspect. Radiator. Smooth plastered ceiling. Panelled door to;

Ensuite Shower Room: 8'11" x 3'3" (2.72m x 1m)

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. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

Bedroom Two: 11'1" x 7'4" (3.38m x 2.24m)

Double glazed window to side affording playing field views. Radiator. Smooth plastered ceiling.

Bedroom Three: 11'7" (3.53) (reducing to 8' (2.44)) x 8'3" (2.51)

Double glazed window to rear affording playing field views. Radiator. Smooth plastered ceiling.

Family Bathroom: 9'8" x 6'4" (max) (2.95m x 1.93m (max))

Obscure double glazed window to front 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. Measurement approximately 29ft x 26ft. Outside water tap. Gated access. Fencing to boundaries. Block paved Parking area for two vehicles

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 confirmed by any interested parties solicitor/conveyancer.

Warranty:

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

Overall Specification:

- Oxford Shaker Pebble Grey, Seattle Steel Laminate worktops (22mm) and upstand, stainless steel splashback

White Goods

- Bosch Induction Hob
- Neue Extractor Hood
- Neue 50/50 Frost Free Fridge Freezer
- Bosch Single Oven
- Neue Integrated Dishwasher

Cloak Room

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

Bathroom

- Purity storm grey gloss Unit, Revestimiento Neptune Blanco tiles (half height tiled), chrome taps
- Purity storm grey gloss Unit, Revestimiento Neptune Blanco tiles (half height tiled), chrome taps

En Suite

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

Garden

- Turf

Slabs

- Buff Riven

Carpet

- No carpets

LVT Kitchen/Dining Room / Hallway/Bathroom/En Suite

- 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/Bifold Door

- 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

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;
Passport or Driving License AND Utility Bill (less than 3 months old)
- £500 Reservation Fee to be paid to developer

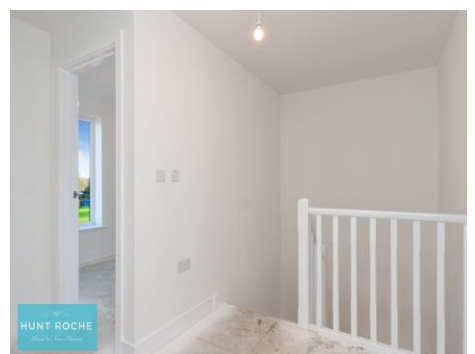
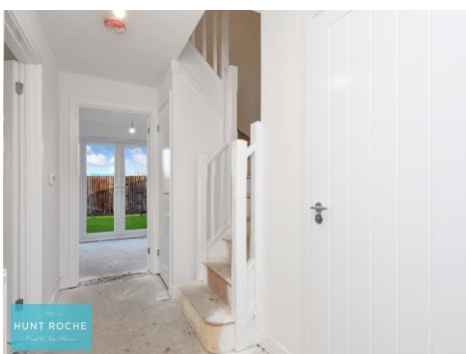
(Reservation fees will need to be made by immediate bank transfer. The plot will continue to be marketed until the payment is received by the developer)

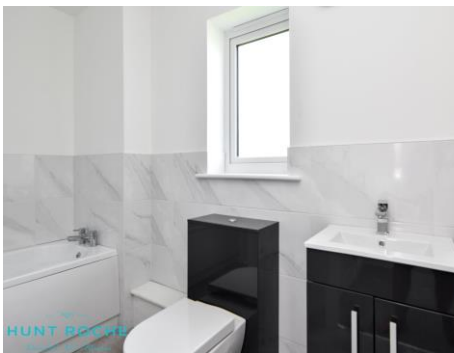
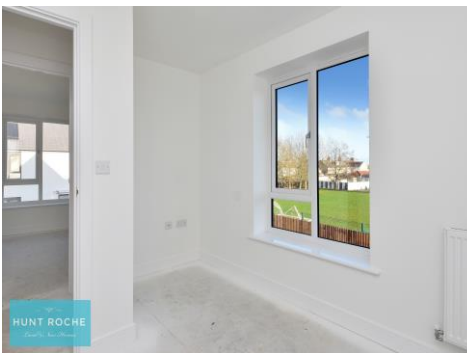
AGENTS NOTES:

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.

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. 2/14/2025