

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £500,000

Show Home, Stubbs Gardens, (Off Alexandra Road), Great Waking, Essex, SS3 0FW



Est. 1995

HUNT ROCHE

Land & New Homes

Stubbs Gardens, Great Waking



Discover Your Dream Family Home in Great Wakering!!!

Nestled in a picturesque cul-de-sac at the heart of a village location, these EXCEPTIONAL double-fronted DETACHED homes are designed for modern family living. Offering a perfect blend of comfort, style, and space, each brand-new home boasts a versatile layout spread across three floors.

Enjoy luxurious features, including two ensuite bedrooms, a dual-aspect living room, a dedicated study, and a sleek modern kitchen with quartz countertops and premium integrated appliances. A ground-floor guest WC adds convenience, while off-road parking ensures practicality.

With scenic views over nearby playing fields available in select plots, this is a rare opportunity to secure a spacious and stylish family home in a sought-after village setting. Don't miss out—schedule your viewing today!

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)

Overview:

Discover Stubbs Gardens, a new development in the heart of Great Wakering, perfect for families seeking village life with modern comforts.

Benefit from the assurance of a new build home with no future costly surprises.

Enjoy safe, contemporary living with attractive facades.

These family-friendly properties boast the latest in energy efficiency, including solar panels installed

Contemporary design and sleek fixtures and fittings.

With direct rail links to London Fenchurch Street in just 60 minutes from neighbouring Shoeburyness

The area boasts excellent state and independent schools.

Enjoy essential amenities and leisure activities, including nearby beaches and access to Southend's offerings.

Commuting is convenient with easy access to major roadways and public transport options, including bus services and nearby train stations.

International travel is also accessible, with London Stansted Airport just an hour's drive away.

Entrance via: Recessed entrance porch with access to;

Reception Hallway: 15'8" x 8' (max) (4.78m x 2.44m (max))

Staircase to first floor accommodation with spindle balustrade. Panelled doors to Living Room and Kitchen/Diner. Radiator. LVT flooring. Smooth plastered ceiling. Further door to;

Ground Floor WC: 6'7" x 3'11" (2m x 1.2m)

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.

Dual aspect Living Room: 16'8" x 11'6" (5.08m x 3.5m)

Almost full width bi-fold doors to rear providing access to a patio seating area. Double glazed windows to front aspect. Radiator. Smooth plastered ceiling.

Triple aspect Kitchen / Diner: 16'8" x 9'9" (5.08m x 2.97m)

Attractive square double glazed window to front aspect, with a pair of french doors to side aspect opening to the Garden. Further obscure double glazed window to rear aspect. The Kitchen is fitted with a beautiful range of light coloured 'Shaker style' cabinets with granite working surfaces over inset with one and a quarter 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 and dishwasher. LVT flooring. Radiator. Smooth plastered ceiling inset with recessed lighting to Kitchen area.

The First Floor Accommodation: Further turned staircase to upper floor with spindle balustrade. Panelled doors off to Bedrooms and Family Bathroom. Further panelled door to 'airing/storage cupboard' with wall mounted 'Ideal boiler'. Radiator. Smooth plastered ceiling.

Bedroom Two / Guest Bedroom: 12'3" x 11'6" (3.73m x 3.5m)

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

Ensuite Shower Room: 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. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

Dual Aspect Bedroom Three: 10'7" (3.23) x 10'1" (3.07) (reducing to 8'2" (2.5))

Double glazed window to front aspect. Further window to side aspect with views towards school fields. Radiator. Smooth plastered ceiling.

Study / Cot Room: 8'2" x 7'1" (2.5m x 2.16m)

Double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Family Bathroom: 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.

The Second Floor Accommodation: Landing space with access to Bedroom and Dressing Room.

This offers potential to have a main bedroom with a personal Dressing Room with access to ensuite. Alternatively can be utilised as two bedrooms.

Dual aspect Main Bedroom: 16'1" (4.9) (max) x 12'11" (3.94) (max)

Double glazed window to front aspect. Velux skylight window to rear aspect. Radiator. Smooth plastered ceiling

Dressing Room / Bedroom: 10'1" x 9'6" (max) (3.07m x 2.9m (max))

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

Ensuite Shower Room: Velux 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. 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 area for two vehicles

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.

*The sizes provided associated to the detached homes are the approximate overall floor-space measurements therefore quoted measurements DO NOT take into account the head height restriction due to the sloping ceilings.

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.

Warranty:

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

Specification:

Kitchen

- Oxford Shaker, Pebble Grey, White Quartz (20mm) worktop and 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
- Neue Integrated Slimline Dishwasher

Cloak Room

- Tiled splashback, storm grey gloss vanity unit

Bathroom

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

En Suite

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

Garden

- Turf

Slabs

- Buff Riven

Carpet

- Vilamara 74 Silver Grey

LVT Kitchen/Dining Room / Hallway

- Ash, Make Textures

LVT Bathroom / Wet Rooms

- Ash, Make Textures
- Sierra Exempla colour Concrete (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



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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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. 2/13/2025