

EST. 1995  
**HUNT ROCHE**  
*Land & New Homes*

*The Forge, 125 High Street, Great Wakering,  
Essex, SS3 0EB*

*Freehold £649,995*



*A beautifully appointed, brand new four bedroom detached executive family home with spectacular design features, spacious accommodation and a high specification finish.  
Located within the heart of Great Wakering.*

# *The Ultimate in Luxury Family Living*

- BRAND NEW CONTEMPORARY FOUR BEDROOM DETACHED HOME
  - High specification throughout
  - Generous size open plan Kitchen / Diner / Family Room
- Bespoke fitted Kitchen with concealed appliances with a central 'Island' area with wraparound granite surfaces inset with hob with extractor over
  - Bi-fold doors to the rear opening to rear garden
  - Formal Sitting Room
- Separate Utility Room with washing machine / drier
  - Ground Floor Guest Cloakroom /WC
  - Ensuite Shower Room to principle Bedroom
  - 'Graphite grey' uPVC double glazing
- Prestigious Village location within 2.4 miles of Thorpe Bay Station and 6.1 miles of Southend Airport



**Reception Hallway:** 13'7" x 6'8" (4.14m x 2.03m) Stairs rising to first floor accommodation. Doors to Living Room, Utility Room, Kitchen/Diner. Pair of doors to under stairs storage cupboard.

**Utility Room:** 7' x 5' (2.13m x 1.52m) Worksurface space with under counter washing machine/ drier. Door to;

**Ground Floor Guest WC:** 5' x 5' (1.52m x 1.52m) uPVC double glazed window to rear aspect. Two piece white suite comprising low level flush wc and vanity wash hand basin.

**Kitchen / Family Room:** 30'3" (9.22) x 16'7" (5.05) (reducing to 14'9" (4.5)) Bi fold doors to the rear opening onto the rear Garden. Further uPVC double glazed windows to rear aspect. Feature bespoke fitted cabinetry with appliances included. Feature granite working surfaces and feature granite 'wraparound' island area inset with hob, ceiling mounted extractor fan. Radiator.

**Home Office:** 12' x 10'1" (3.66m x 3.07m) uPVC double glazed windows to front aspect. Radiator.

**Living Room:** 13'7" x 11'4" (4.14m x 3.45m) uPVC double glazed windows to front aspect. Radiator.

### **The First Floor comprises**

**Landing:** Pair of twin doors to cupboard.

**Bedroom:** 14'9" (4.5) (increasing to 18' (5.49)) x 13'7" (4.14) uPVC double glazed windows to front aspect. Radiator. Door to;

**Ensuite Shower Room:** 12' x 5' (3.66m x 1.52m) The modern white three piece suite comprises low level flush wc, vanity wash hand basin and independent shower enclosure

**Bedroom:** 16'7" x 11'4" (5.05m x 3.45m) uPVC double glazed windows to rear aspect. Radiator.

**Bedroom:** 12'4" x 11'1" (3.76m x 3.38m) uPVC double glazed windows to rear aspect. Radiator.

**Bedroom:** 13'7" x 11'4" (4.14m x 3.45m) uPVC double glazed windows to front aspect. Radiator.

**Family Bathroom:** uPVC double glazed windows to rear aspect. Radiator. The modern white three piece suite comprises panelled enclosed bath with mixer tap over, low level flush wc and vanity wash hand basin.

**To the Outside of the Property:** Paved patio seating area. The developer will be happy to offer a choice of the garden being turfed for completion or the installation of high quality artificial lawn.

**Frontage:** Hardstanding frontage providing off road parking and turning space.

**Specification:**

Glazing; New glazing to be double glazed (Optifloat/air/Pilkington K Glass or similar) with a 16mm air gap & soft low E coating & to achieve U-value of 1.6 W/m<sup>2</sup>K. C frames to be UPVC.

Electrical Work; Electrical work to be undertaken by a registered competent person as stated in Part P of building regulations. Prior to completion, council to be satisfied with electrical work in accordance with Part P of building regulations. 100% of light fittings to have a lighting efficacy of at least 45 lumens per circuit watt.

Height for switches & sockets to be between 450mm & 1200mm. U-values

Insulation; Min. 300mm Rockwool insulation quilt to all roof voids

All insulation to new internal walls to be 100mm Rockwool quilt

Upon completion the following to be submitted:

- a) Building Regulation certificate on compliance for the heating installation.
- b) An air pressure test certificate.
- c) CO<sup>2</sup> emission rate calculation for the completed dwelling.
- d) An EPC registration number for the dwelling.
- e) A domestic electrical installation certificate (Document P)

AAC Block with 12.5mm skim finished plasterboard on dabs each side.

Blockwork compressive strength 3.6N/mm<sup>2</sup>, subject to structural engineers specifications

Background Ventilation to be provided via Window Trickle vents to the standards as set out in AD F Table 1.2.a per floor area.

Plumbing Condensing boiler position fitted as per manufacturers recommendations & to comply with domestic heating compliance guide 2006, fitted by Gas Safe registered installer in accordance with regulations.

Heating controlled by time & temperature zone control Warmstyle radiators at each room designed & installed to BS 5449 domestic hot water and central heating. All piping insulated with pipe lagging in accordance with recommendations within BS 7598. Thermostatic radiator valves to all radiators.

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

*Perfectly position within the quaint Great Wakering village area being within 2.2 miles of Shoeburyness Mainline Railway Station with direct access to London Fenchurch Street (within approximately 1 hour), 2 miles of award winning East Beach and 6 miles of Southend Airport.*



*For information regarding this development – please contact the selling agent.  
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