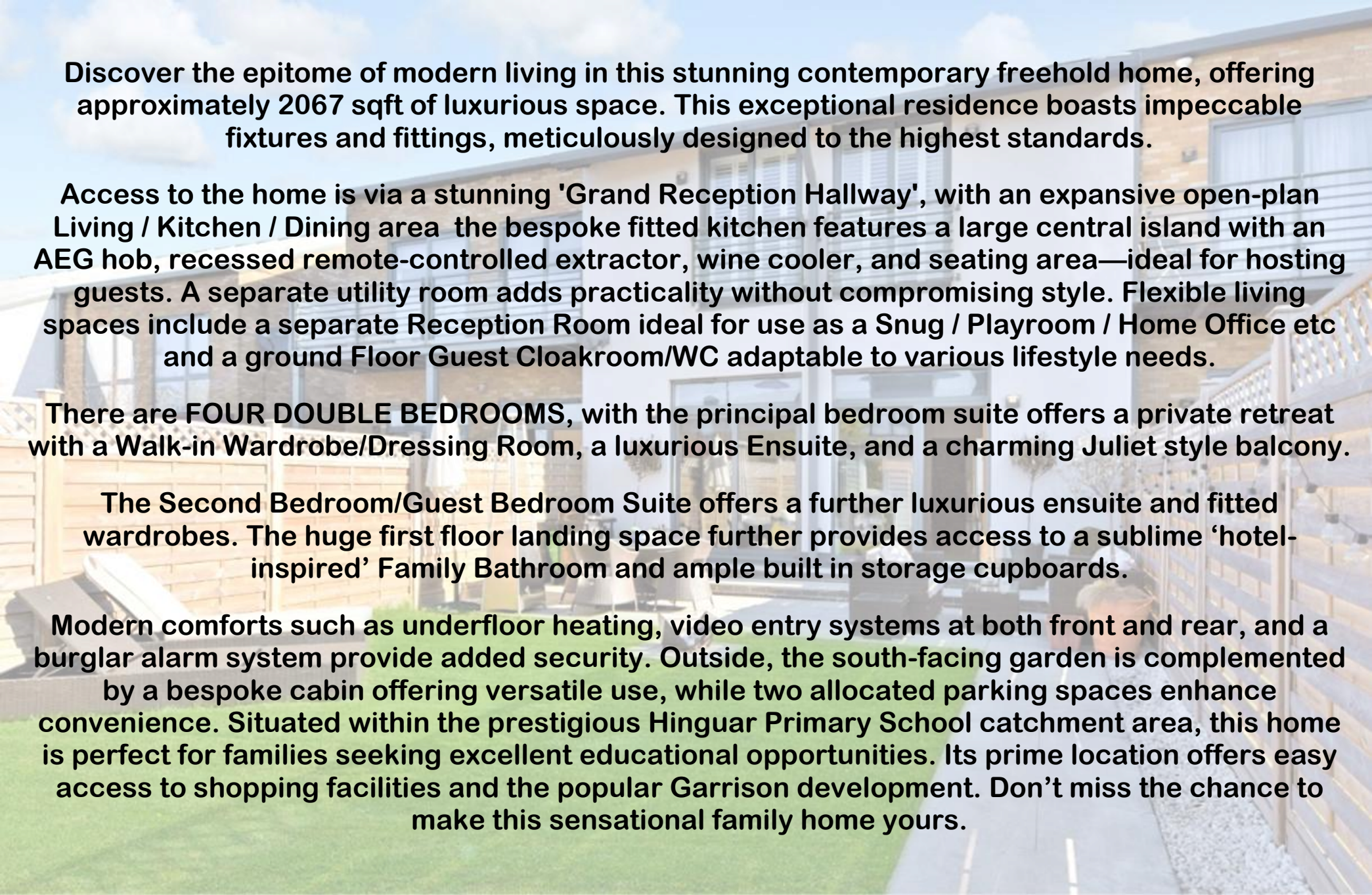




New Garrison Road, Shoeburyness
Freehold Guide Price £625,000 - £630,000

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900



Discover the epitome of modern living in this stunning contemporary freehold home, offering approximately 2067 sqft of luxurious space. This exceptional residence boasts impeccable fixtures and fittings, meticulously designed to the highest standards.

Access to the home is via a stunning 'Grand Reception Hallway', with an expansive open-plan Living / Kitchen / Dining area the bespoke fitted kitchen features a large central island with an AEG hob, recessed remote-controlled extractor, wine cooler, and seating area—ideal for hosting guests. A separate utility room adds practicality without compromising style. Flexible living spaces include a separate Reception Room ideal for use as a Snug / Playroom / Home Office etc and a ground Floor Guest Cloakroom/WC adaptable to various lifestyle needs.

There are FOUR DOUBLE BEDROOMS, with the principal bedroom suite offers a private retreat with a Walk-in Wardrobe/Dressing Room, a luxurious Ensuite, and a charming Juliet style balcony.

The Second Bedroom/Guest Bedroom Suite offers a further luxurious ensuite and fitted wardrobes. The huge first floor landing space further provides access to a sublime 'hotel-inspired' Family Bathroom and ample built in storage cupboards.

Modern comforts such as underfloor heating, video entry systems at both front and rear, and a burglar alarm system provide added security. Outside, the south-facing garden is complemented by a bespoke cabin offering versatile use, while two allocated parking spaces enhance convenience. Situated within the prestigious Hinguar Primary School catchment area, this home is perfect for families seeking excellent educational opportunities. Its prime location offers easy access to shopping facilities and the popular Garrison development. Don't miss the chance to make this sensational family home yours.

The exquisite accommodation comprises;

Entrance via canopied entrance porch with composite door with aluminium full height double glazed window panel to either side.

Grand Reception Hallway: 21'2" x 9'11" (6.45m x 3.02m)

Impressive staircase with oak handrail and bottom tread with spindle balustrade. Doors off to Reception Room/Home Office, Ground Floor Cloakroom WC and a pair of doors providing access to the Kitchen/Family Room. Two doors to spacious under-stairs storage cupboards housing time clock to set front exterior lighting, door bell power supply and door entry panel, BT point and Alarm panel. Moduleo Impress Range flooring. Smooth plastered ceiling inset with recessed LED downlights. Further door to;



Ground Floor Cloakroom/Guest WC: 7'2" x 5'1" (2.18m x 1.55m)

The contemporary white 'Duravit' suite comprises wall hung concealed cistern dual flush WC and floating Vanity basin unit with drawer under. Feature American Black Walnut panelled wall with recessed Quartz shelf inset with large vanity mirror. Moduleo Impress Range flooring. Smooth plastered ceiling inset with recessed LED downlights.

TV Room / Snug / Play Room: 11'9" x 10'1" (3.58m x 3.07m)

A lovely size versatile room which could be utilised as Home Office, Dining Room, Play Room etc. Aluminium double glazed window to front aspect overlooking 'Westgate'. Moduleo Impress Range flooring. Wall power socket/USB charger. Smooth plastered ceiling.



Kitchen / Dining Room / Family Room: Overall measurement 28'6" (8.69) x 22'2" (6.76)

Dominating the rear of the home is a truly sensational open plan Kitchen / Family Room / Living area.

Pair of aluminium double glazed sliding doors providing access to the rear garden with a further large window inset with a composite door to the rear.

The focal point of the Living Area is a stunning feature wall inset with wood slatted chimney breast, inset with 'Burley' contemporary 4.2kw gas fireplace. Moduleo Impress Range flooring. Smooth plastered ceiling inset with recessed LED downlights.

Contemporary Kitchen:

The bespoke kitchen has been extensively fitted with a range of contemporary Anthracite grey cabinetry with a range of high specification appliances which include a pair of 'AEG' eye level fan assisted ovens, matching 'AEG' microwave, 'AEG' dishwasher, full height integrated larder style fridge and freezers. Granite worksurface inset with one-and-a-half bowl 'crystal white Range Master' sink unit with Monobloc mixer tap with pull-out spray over. Moduleo Impress Range flooring.

There is an impressive 'oversized' Central Island with a large Granite 'wrapped work surface' which extends to provide space for a breakfast bar seating area. The Island is inset with 'AEG five ring induction hob' with 'shaped ceiling' inset with recessed extractor with recessed LED downlights. Electrically operated 'Pop up' plug socket/USB charger. Dove grey under counter soft close cupboards and drawers. Integrated in-cupboard recycling bin with three compartments. Under counter glass fronted display cabinets, with wine rack and a central slimline wine cooler.



Further door providing access to;

Utility Room: 7'2" x 6'1" (2.18m x 1.85m)

Attractive dove grey wall and base level cabinetry with complementary working surfaces over to one aspect. Under counter recess with plumbing for washing machine and separate dryer. Wall mounted Vaillant boiler. Moduleo Impress Range flooring. Carbon Monoxide Detector (battery operated). Smooth plastered ceiling inset with recessed LED downlights.

The First Floor accommodation: (approached via a 'grand carpeted feature staircase')



Impressive Landing: 23'3" x 7'10" (7.09m x 2.4m) Spindle balustrade with oak handrail. Door to airing cupboard. Further door to storage cupboard. Vertical flat panel radiator. Carpeted. Smooth plastered ceiling with loft access and pull down ladder.



Principle Bedroom Suite: 17'7" (5.36) x 13'10" (4.22) (narr to 10'7" (3.23)) (17'7" (5.36) x 13'10" (4.22) (narr to 10'7" (3.23)))

Aluminium double glazed doors to 'Juliet Style Balcony', South facing rear aspect. Fitted with range of 'made to measure' wood effect shutter blinds. Built in wardrobe. Carpeted. Vertical flat panel radiator. Wall power socket/USB charger. Smooth plastered inset with recessed LED downlights.

Walk in Wardrobe: 7'3" x 6'4" (2.2m x 1.93m) The wardrobe has been fitted with floor to ceiling units providing ample hanging and shelving. Carpeted flooring. Smooth plastered ceiling inset with recessed LED downlights.

Luxury Ensuite Shower: 7'3" x 4'6" (2.2m x 1.37m) The Ensuite is fitted with a range of 'Duravit' sanitary ware to include a triple width shower tray with tiled recessed shelf, inset with wall mounted 'Hansgrohe' shower controls with separate hand held shower head and 'rain shower' shower head over with soft close glazed enclosure door, concealed cistern dual flush wall hung wc and a floating vanity basin with 'Hansgrohe' taps over and storage drawer under. Feature recessed Quartz shelf inset with large vanity mirror. Porcelain tiling to walls with corresponding porcelain flooring. Shaver point. Towel rail. Smooth plastered 'shaped ceiling' inset with recessed LED downlights.



Guest Bedroom / Bedroom Two: 13'3" x 11'1" (4.04m x 3.38m) Aluminium double glazed window to front aspect. Feature 'Shaker' style wall panelling/moulding to bedhead wall. Pair of doors to good size built in wardrobe with hanging space and shelving. Carpeted flooring. Vertical flat panel radiator. Wall power socket/USB charger. Smooth plastered ceiling inset with recessed LED downlights. Door to;

Ensuite Shower Room: 6'3" x 5'10" (1.9m x 1.78m) The Ensuite is fitted with a quadrant shower cubicle with wall mounted 'Hansgrohe' shower control, concealed cistern dual flush close coupled wc and a wall hung basin unit with drawer under. Porcelain tiling to walls with corresponding porcelain flooring. Towel rail. Smooth plastered ceiling inset with recessed LED downlights.





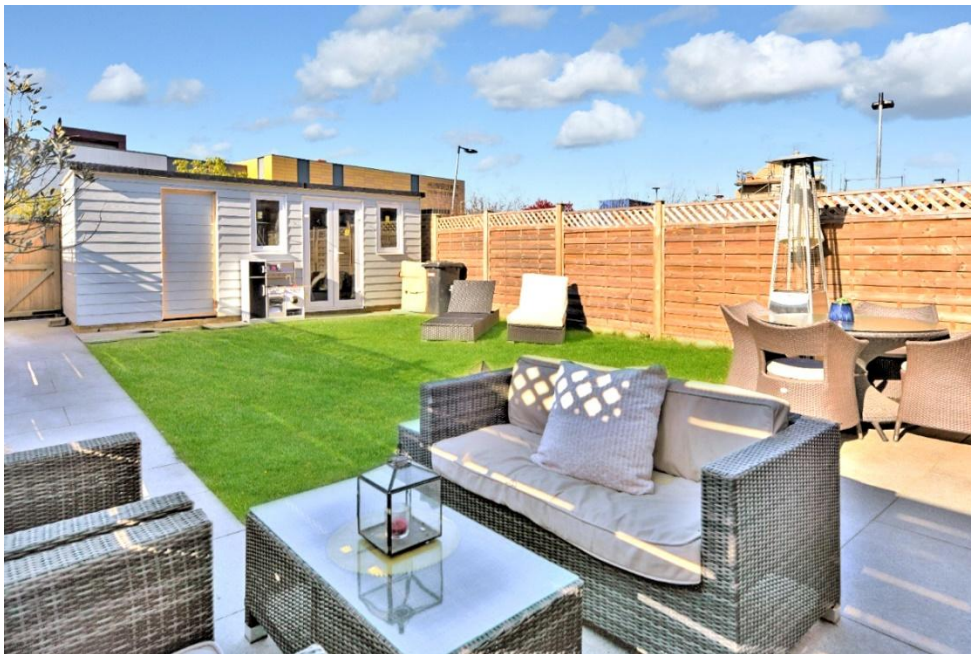
Bedroom Three: 12'4" x 10'9" (3.76m x 3.28m) Aluminium double glazed patio sliding doors to rear aspect providing access to 'Juliet Style Balcony', fitted with range of 'made to measure' wood effect shutter blinds. Vertical flat panel radiator. Wall power socket/USB charger. Carpeted flooring. Smooth plastered ceiling inset with recessed LED downlights.



Bedroom Four: 10'7" x 9'3" (max) (3.23m x 2.82m (max)) Aluminium double glazed window front aspect. Vertical flat panel radiator. Wall power socket/USB charger. Carpeted flooring. Smooth plastered ceiling inset with recessed LED downlights.

Luxurious Family Bathroom Suite: 7'9" x 7'4" (2.36m x 2.24m)

The Bathroom is fitted with a range of 'Duravit' sanitary ware to include a bath with Quartz edging with 'Hansgrohe' mixer taps over, concealed cistern dual flush close coupled wc and a floating vanity sink unit with 'Hansgrohe' taps over and storage drawer under. American Black Walnut panelled wall with recessed Quartz shelf inset with large vanity mirror. Porcelain tiling to walls with corresponding porcelain flooring. Shaver point. Towel rail. Smooth plastered 'shaped ceiling' inset with recessed LED downlights.



To the Outside of the Property:

The South facing rear garden is approached via granite steps leading down from the Living Room leading to a granite patio seating area. Flower bed borders. Fencing to boundaries.

Located to the rear of the Garden is a beautiful bespoke fully insulated Garden Room offering a versatile outdoor space; ideal for a Home Office/Business, Teenagers 'den'/Playroom or Gymnasium. Approached via a pair of double glazed french doors with double glazed windows to either side. Smooth plastered ceiling inset with recessed lighting. Power points. Wood effect flooring.

Brick wall boundary to rear with access via gated 'Security Entry System'. Letter Box to the rear wall.

Parking:

TWO allocated parking spaces to the rear of the Garden.

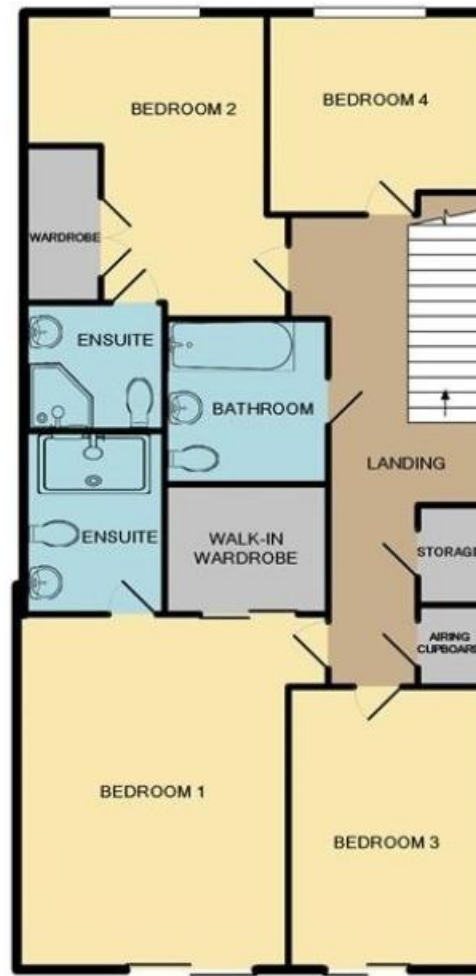
Council Tax Band E

Located on the outer edge of Shoebury Garrison, a historically significant area, Shoebury Garrison beautifully blends heritage with modern living. The iconic Clock Tower, overlooking Horseshoe Crescent, adds timeless charm to the development, while the quaint cricket pitch and pavilion bring a touch of tradition during summer months. The newly constructed Hinguar Primary School offers modern educational facilities, and local amenities, including a Lidl and convenience store, ensure everyday convenience. Gunners Park Nature Reserve provides access to natural beauty and diverse ecosystems, while the nearby beachfront showcases a mix of historical and contemporary architecture. Shoebury Garrison is a unique community where history, nature, and modernity meet in perfect harmony.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 SHO230338

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

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