

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £500,000 (5% Developer Incentive— Save £25,000!!!!)**  
Plot 5, 21 Stubbs Gardens, Great Wakering, Essex, SS3 0FW



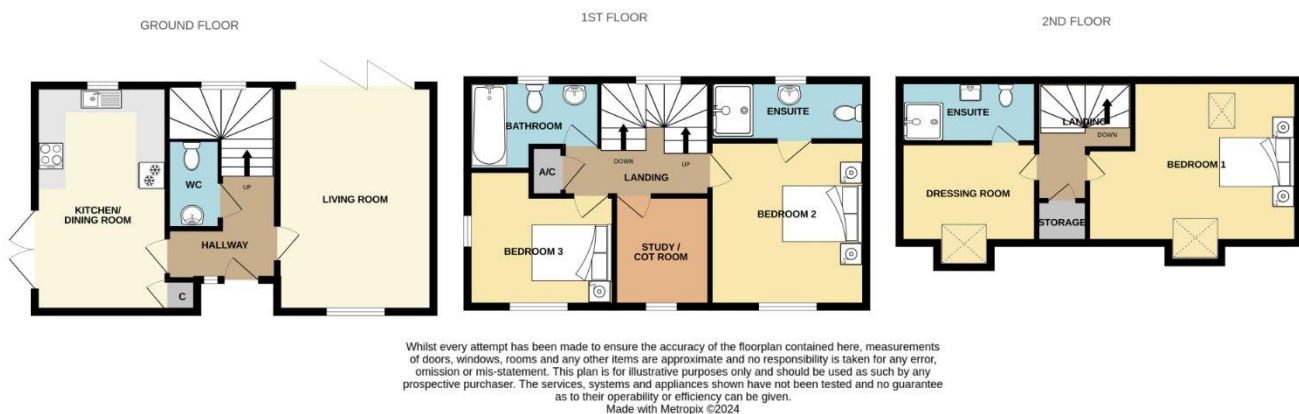
## **Rare Opportunity – Detached New Home with 5% Deposit Contribution!**

**Save £25,000 on a £500,000 home with this limited-time developer incentive — making your move more affordable with just a 5% personal deposit required.**

**This exceptional double-fronted detached home, set in a peaceful cul-de-sac in the heart of Great Wakering village, offers spacious and versatile accommodation across three floors. Perfect for families seeking comfort and style, the property features two ensuite bedrooms, a ground-floor guest WC, dual-aspect living room, and a modern kitchen with quartz worktops and integrated appliances.**

**Additional highlights include a dedicated study, off-road parking, and scenic views over nearby playing fields on select plots.**

**Exceptional value for a home of this calibre — but it won't be around for long.**



## **Developers Incentive!!!:**

**A Rare Opportunity – Brand New Detached Home + 5% Deposit Contribution!**

**Limited-Time Offer: Save £25,000 on a £500,000 Home!**

**Thinking of buying a new build home? Now's the time to act.**

**This stunning new detached property is available with a 5% developer deposit contribution, meaning you could secure it with just a 5% personal deposit.**

**That's £25,000 off the purchase price, instantly reducing your costs and helping you move with ease.**

- **Exceptional build quality**
- **Energy-efficient features**
- **Spacious, stylish living**
- **Brand new and chain-free**

**Built with comfort. Backed by value.**

**This is unbeatable value for a detached home at this price point – and it won't last long.**



**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))**

Turned staircase to first floor accommodation. Doors to Living Room, Kitchen/Diner and Ground Floor Guest WC.

Window to half landing area. LVT flooring.

**Ground Floor WC:**

**6'7" x 3'11" (2m x 1.2m)**

Two piece modern suite. LVT flooring.

**Dual aspect Living Room:**

**16'8" x 11'6" (5.08m x 3.5m)**

Almost full width bi-folds to rear. Window to front aspect.

**Triple aspect Kitchen / Diner:**

**16'8" x 9'9" (5.08m x 2.97m)**

Pair of french doors to side aspect opening to the Garden. Windows to front and rear aspects. LVT flooring.

Appliances includes as standard; Oven with four ring hob, fridge/freezer, dishwasher, washing machine. Quartz working surfaces

**The First Floor Accommodation:**

Landing space with access to Bedrooms and Bathroom. Further access to airing cupboard.

**Bedroom Two / Guest Bedroom:**

**12'3" x 11'6" (3.73m x 3.5m)**

Window to front aspect. Door to

**Ensuite Shower Room:**

Window to rear aspect. Modern three piece suite. LVT flooring.

**Dual Aspect Bedroom Three:**

**10'7" (3.23) x 10'1" (3.07) (reducing to 8'2" (2.5))**

Windows to side and front aspect.

**Study / Cot Room:**

**8'2" x 7'1" (2.5m x 2.16m)**

Window to front aspect.

**Family Bathroom:**

Window to rear. Modern three piece bathroom suite. LVT flooring.

**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)**

Window to front aspect. Velux skylight window to rear aspect.

**Dressing Room / Bedroom:**

**10'1" x 9'6" (max) (3.07m x 2.9m (max))**

Window to front aspect. Door to;

**Ensuite Shower Room:**

Skylight window to rear aspect. Three piece modern Shower suite.

**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 confirmed 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;

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

**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

PRELIMINARY DETAILS – AWAITING VERIFICATION



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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**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. 4/29/2025