

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £395,000 (5% developers discount means you could buy this for £375,250)
Plot 20, 6 Stubbs Gardens, Great Wakering, Essex, SS3 0FW



**** THIS PLOT IS NOW OFFERED WITH 5% DEVELOPERS DISCOUNT ****

A beautiful three-bedroom link-detached NEW HOME, perfectly positioned within a peaceful and attractive cul-de-sac in Wakering Village. Offering a bright dual-aspect kitchen/diner, spacious living room with French doors to a west-facing garden, ensuite to the main bedroom, off-road parking with a covered carport, plus energy-efficient solar panels — this stylish home combines modern comfort with everyday convenience.

**** DEVELOPERS INCENTIVE ****

**** 5% deposit paid!!!! ****

A developer's 5% discount means you receive an immediate reduction off the advertised asking price.

For this property, priced at £395,000, the 5% discount would save you £19,750, reducing the purchase price to £375,250.

This discount directly lowers the amount you need to borrow (or put down as a deposit) — making the home even more affordable and potentially saving you money on mortgage repayments.

The 5% developer discount is often offered for a limited time or on selected plots, so early reservation is recommended to take advantage of the savings.

It's a fantastic opportunity to secure a brand-new property at a lower price.

Built by developers. Designed for you.
Speak to us today to find out more!



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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Overview: Nestled within a fantastic new development in the heart of Great Wakering, this stunning NEW HOME combines the charm of village living with modern conveniences. Enjoy peace of mind with no future costly surprises, along with cutting-edge energy efficiency, thanks to built-in solar panels for eco-friendly living.

This stunning 'Link Detached' New Build Home with Covered Carport Parking.

This beautifully crafted new-build home offers a perfect blend of energy-efficient design and luxurious modern living. The attractive fitted Kitchen/Diner includes an oven, integrated fridge/freezer, and washing machine. The Living Room is filled with natural light thanks to generous square bay windows to the rear inset with french doors that open to the west-facing rear garden, perfect for enjoying sunny afternoons.

Upstairs, the Main Bedroom features a private ensuite shower room, while a family bathroom serves the remaining two spacious bedrooms. A convenient Ground Floor Cloakroom/WC adds practicality.

Positioned in an attractive semi-private cul-de-sac within Wakering Village, this home is ideally located near shopping facilities and bus routes. The carport and parking offer ample space, and the west-facing garden provides a tranquil outdoor retreat, making this property an ideal choice for contemporary family living.

With direct rail links from nearby Shoeburyness to London Fenchurch Street in just 60 minutes, commuting is a breeze. The area also offers excellent state and independent schools, with a blend of historic and contemporary homes adding to the community's unique appeal.

Local amenities and leisure activities abound, including nearby beaches and Southend's extensive attractions. Convenient access to major roadways, public transport, and nearby train stations makes commuting easy. For international travel, London Stansted Airport is only an hour away by car.

Discover the best of village life at Stubbs Gardens.

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

Reception Hallway: 15'6" x 7' (4.72m x 2.13m) Staircase to first floor accommodation with spindle balustrade. Panelled doors to Living Room and Kitchen/Diner. Radiator. Small under stair storage recess. LVT flooring. Smooth plastered ceiling. Further door to;

Guest Ground Floor Cloakroom/WC: 5'8" x 3'2" (1.73m x 0.97m) 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.

Living Room: 15'3" (4.65) x 14'1" (4.3) (into bay) Feature square double glazed bay windows to rear with pair of windows to side inset with openers with a pair of french doors opening to the WEST facing rear garden with matching side panels. Radiator. Smooth plastered ceiling.

Dual aspect Kitchen / Diner: 15'6" (4.72) x 7'9" (2.36) (increasing into Bay) Attractive square double glazed Bay window to side aspect with further double glazed window to front aspect. 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. Radiator. Smooth plastered ceiling inset with recessed lighting to Kitchen area.

The First Floor Accommodation Comprises

Landing: 7' x 6'11" (2.13m x 2.1m) Panelled doors off to Bedrooms and Family Bathroom. Further panelled door to 'airing/storage cupboard' with wall mounted 'Ideal boiler'. Radiator. Smooth plastered ceiling with access to loft space.

Main Bedroom: 14'1" x 9'6" (4.3m x 2.9m) Double glazed window to front aspect. Radiator. Smooth plastered ceiling with access to loft space. Panelled door to;

Ensuite Shower: 9'5" x 4' (2.87m x 1.22m) 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. Radiator. Smooth plastered ceiling inset with recessed lighting.

Bedroom Two: 15'3" (4.65) (into recess) x 11'11" (3.63) (max) Double glazed window to front aspect. Radiator. Smooth plastered ceiling.

Bedroom Three: 12'10" (max) x 7'10" (3.9m (max) x 2.4m) Double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

Family Bathroom: 7'4" x 6'3" (max) (2.24m x 1.9m (max)) 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.

To the Outside of the Property:

The Gardens will be turfed ready for occupation.

Fencing to boundaries

Block paved Parking spaces for two vehicles / with covered Carport area

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 for Interested Buyers

To reserve an available plot, all interested parties must provide the following:

- Completed Reservation Forms

Reservation forms must be fully completed and signed by all proposed purchasers.

- Mortgage Broker Details

You will need to provide contact details for your mortgage broker to confirm that you have secured a mortgage offer.

Alternatively, you may be asked to be financially qualified by our appointed mortgage broker.

- Proof/Source of Funds

We are required to retain evidence of your deposit funds on file. Proof of deposit will need to be provided at the point of reservation.

- Ability to Proceed

Interested parties must be in a proceedable position (i.e., not dependent on selling another property).

If you are selling a property (and it is under offer – Sold Subject to Contract), we will need to liaise with the Estate Agent handling your sale to verify the buyer's position and the sale's progress.

Hunt Roche will then await instructions from the developer regarding your reservation.

- Identification Documents

Two forms of ID are required:

A valid Passport or Driving Licence

A Utility Bill dated within the last three months

- Reservation Fee

A £500 reservation fee is payable directly to the developer.

Please note: Reservation fees must be paid by immediate bank transfer.

The plot will remain actively marketed until the payment has been received and confirmed.

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

Overall Specification:

Kitchen; Units: Oxford Shaker in Pebble Grey

Worktops: Seattle Steel Laminate (22mm) with Upstand and Stainless Steel Splashback

Appliances: Candy Integrated 8kg Washing Machine

Bosch Induction Hob

Neue Extractor Hood

Neue 50/50 Frost-Free Fridge Freezer

Bosch Single Oven

Cloakroom Vanity Unit: Purity Storm Grey Gloss Unit

Wall Tiles: Half-height Ikon White Matt Metro Tiles

Fittings: Chrome taps

Bathroom Vanity Unit: Purity Storm Grey Gloss Unit

Wall Tiles: Revestimiento Neptune Blanco (half-height)

Fittings: Chrome taps

En Suite Vanity Unit: Purity Storm Grey Gloss Unit

Wall Tiles: Revestimiento Neptune Blanco (splashback and shower areas tiled only)

Fittings: Chrome taps

Flooring

Garden Areas: Turf and Buff Riven Slabs

Kitchen/Dining Room and Hallway: LVT Flooring - "Ash, Make Textures"

Bathroom and Ensuite: LVT Flooring - "Ash, Make Textures" with "Fossil Limestone, Make J2 Flooring"

Carpets: No carpets fitted as standard

Paint and Finish Walls: Dulux Brilliant White Emulsion - Woodwork: White Gloss Finish

Skirting/Architrave: Double V-Groove Skirting, Single V-Groove Architrave

Windows and Doors Windows: UPVC White (Anthracite Grey finish externally)

Heating and Energy Efficiency

Solar Panels Installed

Heating System: Ideal Logic ESPI 35 Combi Boiler

Two-Zone Central Heating System

Electrical

Safety Features: Fire Alarms and Smoke Alarms installed

Electrical Accessories: White finish

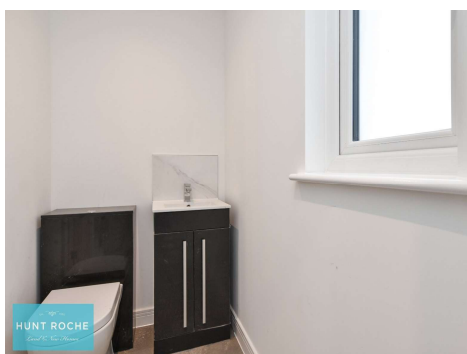
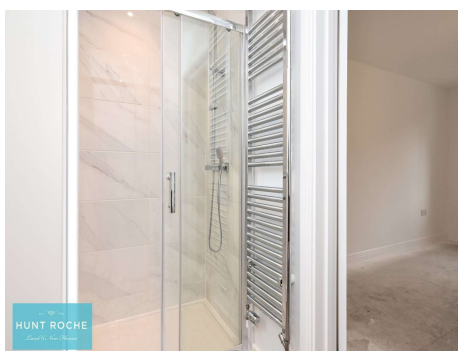
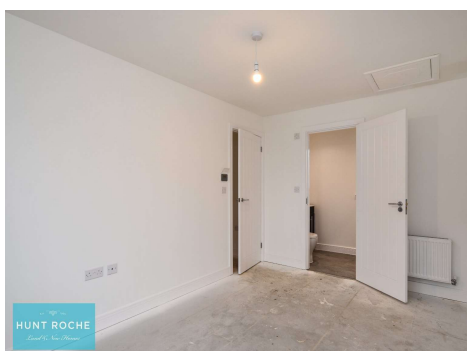
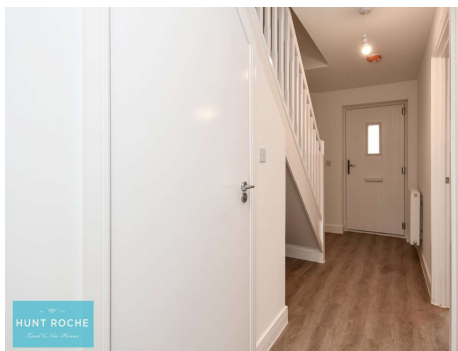
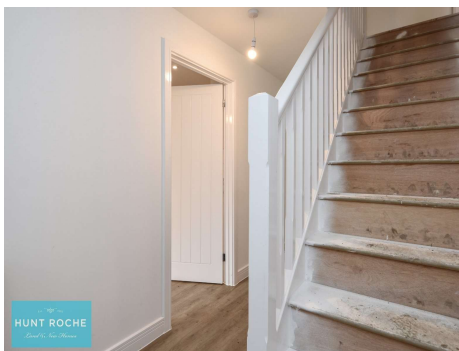
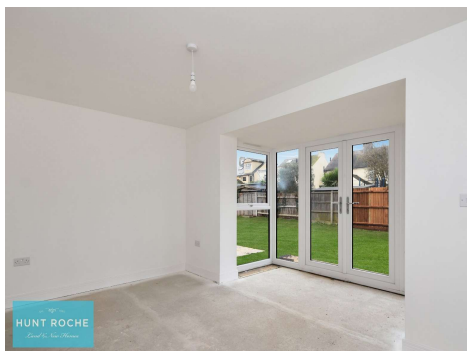
External Lighting: Front and rear fitted lights

PRELIMINARY DETAILS - AWAITING VERIFICATION

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 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