

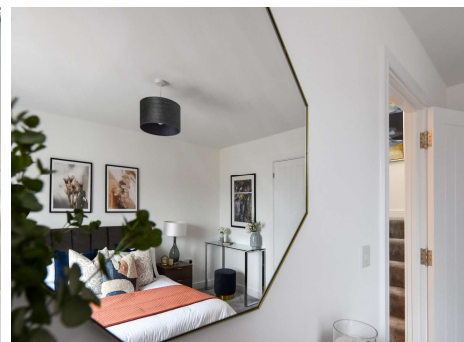
Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £385,000 \*\* Save £19,250 with a 5% Developer Discount! \*\***  
Plot 22, Plot 22, 4 Stubbs Gardens, Great Wakering, Essex, SS3 0FW



**\*\*\*\* Save £19,250 with a 5% Developer Discount! \*\*\*\***

**This beautiful NEW HOME is listed at £385,000 — but with the developer's 5% discount, you could secure it for just £365,750.**

**Located within Great Waking Village this beautiful THREE BEDROOM link-detached home combines modern style with everyday comfort. Features include a fully fitted Kitchen/Diner, Living Room with French doors to a WEST-facing garden, ensuite to the main bedroom, and a ground floor WC. Benefits include off-road parking / covered carport, solar panels, and a 10-year BuildZone warranty. Located in Waking Village, close to shops and transport links.**

#### **DEVELOPERS INCENTIVE - 5% DISCOUNT:**

##### ***What is a Developer's 5% Discount?***

A developer's 5% discount means you receive an immediate reduction off the advertised asking price. For this property, priced at £385,000, the 5% discount would save you £19,250, reducing the purchase price to £365,750.

This can significantly lower the deposit you need, reduce your mortgage amount, and cut your overall moving costs — making your new home even more affordable.

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!

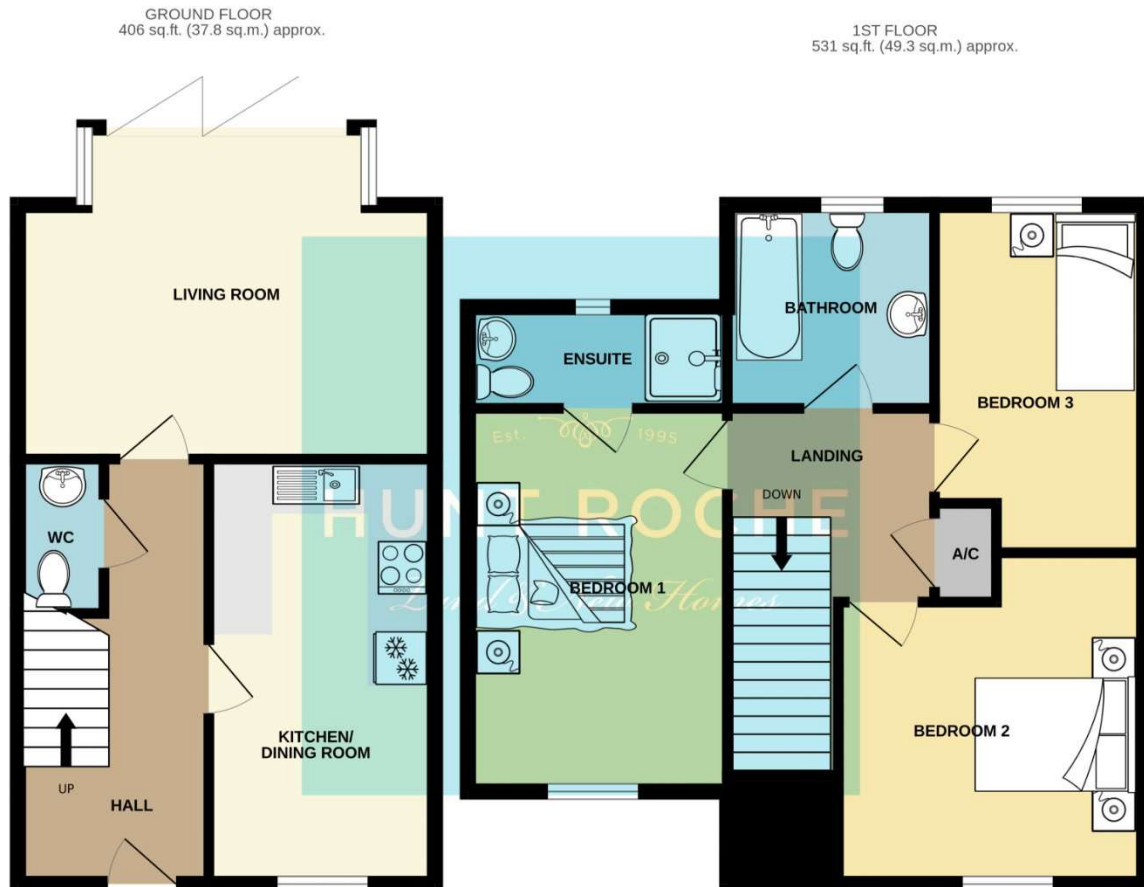
#### **Stylish New Home in Great Waking - Village Setting Meets Modern Living**

Nestled in a outstanding new development in the heart of Great Waking, this beautifully designed three-bedroom home offers the perfect blend of village charm and modern convenience. Enjoy the reassurance of a brand-new build with built-in energy-efficient features, including solar panels for sustainable living.

The property includes a covered carport and ample off-road parking. Inside, the home showcases a contemporary fitted kitchen/diner with high-spec appliances, including an oven, integrated fridge/freezer, and washing machine. A light-filled living room opens to a west-facing rear garden via French doors set within a square bay — perfect for sunny afternoons.

Upstairs, the main bedroom features an ensuite, while two further double bedrooms share a stylish family bathroom. A ground floor cloakroom/WC adds everyday practicality.

Set within a quiet semi-private cul-de-sac, this home is close to local shops, bus routes, and excellent state and independent schools. Shoeburyness Station offers direct trains to London Fenchurch Street in under an hour, while nearby beaches, Southend's attractions, and major road links ensure easy commuting and leisure access. For travel further afield, Stansted Airport is just an hour's drive.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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**Entrance via:** Glazed canopied porch to composite door inset with double glazed insert through to;

**Reception Hallway:** 15'6" (4.72) x 7 (15'6" (4.72) x 7) 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) (4.65) x 14'1" (4.3) (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) (4.72) x 7'9" (2.36) (2.36) 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.

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

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

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

There will be 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:

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**

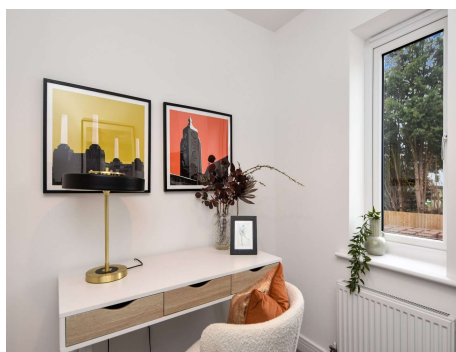
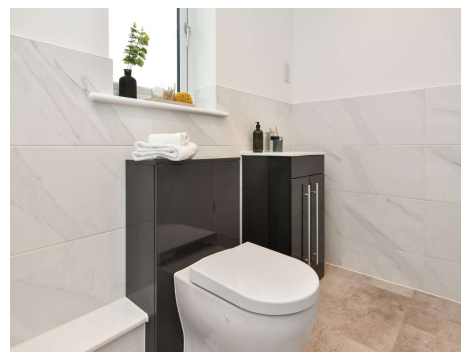
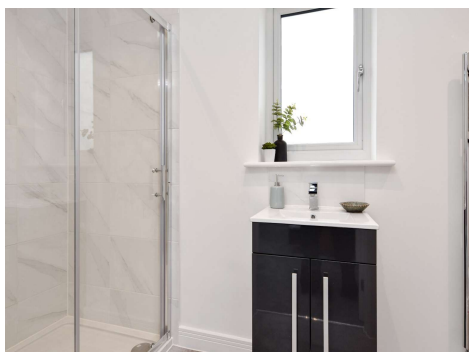
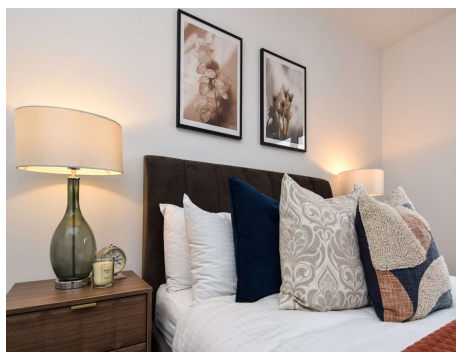
Safety Features: Fire Alarms and Smoke Alarms installed

Electrical Accessories: White finish

External Lighting: Front and rear fitted lights

PRELIMINARY DETAILS - AWAITING VERIFICATION





#### AGENTS NOTES:

**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