

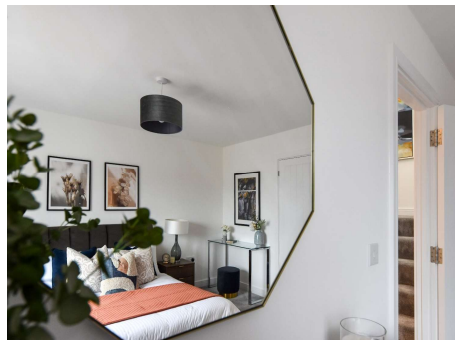
Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £375,000 \*Developers Incentive; 5% discount would save you £19,250\***  
Plot 21, 5 Stubbs Gardens, Great Wakering, Essex, SS3 0FW

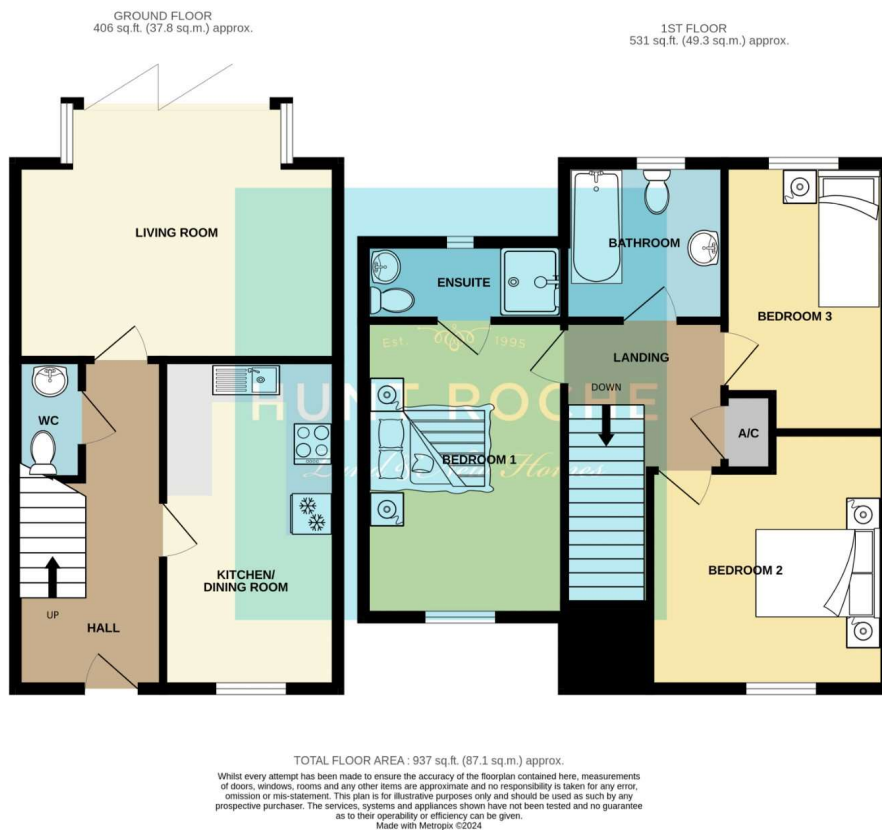


## Limited-Time Offer: 5% Developer Deposit Contribution

Thinking of buying a NEW BUILD HOME? Now's the perfect time! The developer is offering a 5% deposit contribution, meaning you could potentially secure this stunning new home with just a 5% personal deposit.

Waking Village; A beautifully designed three-bedroom home, offering modern style and everyday comfort. Enjoy a sleek kitchen/diner with integrated appliances, a spacious living room with French doors to a west-facing garden, and a convenient ground floor WC.

Upstairs includes a main bedroom with ensuite, two further bedrooms, and a stylish family bathroom. Outside, benefit from off-road parking and a covered carport. Located close to local shops and bus routes, with a 10-year BuildZone warranty and solar panels for added efficiency.



**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.  
Speak to us today to find out more!

### **Discover the best of village life at Stubbs Gardens:**

Nestled within a vibrant new development in the heart of Great Wakering, this stunning new home offers the perfect combination of village charm and modern convenience. Enjoy the peace of mind that comes with a brand-new build, free from costly surprises, and the benefits of cutting-edge energy efficiency, including built-in solar panels for eco-friendly living.

This home features a covered carport for added convenience and ample parking. Inside, the beautifully crafted design blends energy-efficient features with luxurious modern living. The fitted kitchen/diner is equipped with top-of-the-line appliances, including an oven, integrated fridge/freezer, and washing machine. The living room is bathed in natural light from generous square bay windows and French doors that open to a west-facing garden, creating the perfect space for enjoying sunny afternoons.

Upstairs, the main bedroom benefits from a private ensuite shower room, while the remaining two spacious bedrooms share a contemporary family bathroom. A convenient ground floor cloakroom/WC adds practicality to the home.

Located in an attractive semi-private cul-de-sac within Wakering Village, this property is ideally positioned close to local shopping facilities and bus routes. The west-facing garden provides a tranquil outdoor retreat, making it an ideal space for family life.

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

Enjoy local amenities and leisure activities, including nearby beaches and Southend's attractions. Convenient access to major roads and public transport, along with easy connections to train stations, makes commuting and travel hassle-free. For international travel, London Stansted Airport is just an hour away by car.

**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 confirm by any interested parties solicitor/conveyancer.

**Reservation Requirements:** 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

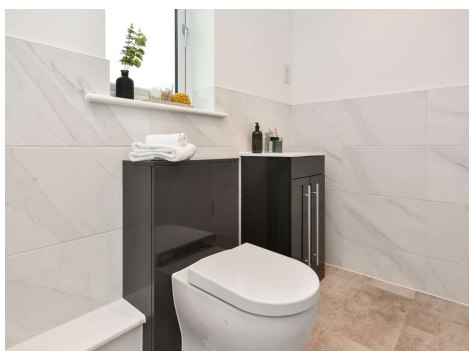
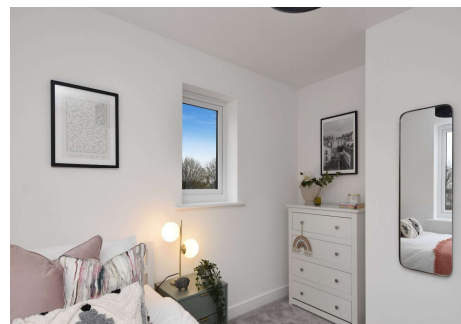
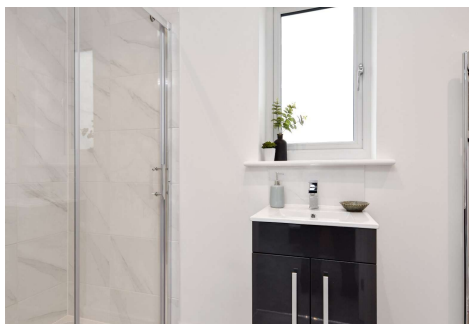
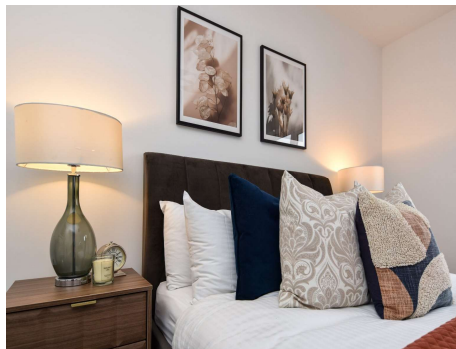
### Electrical

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