



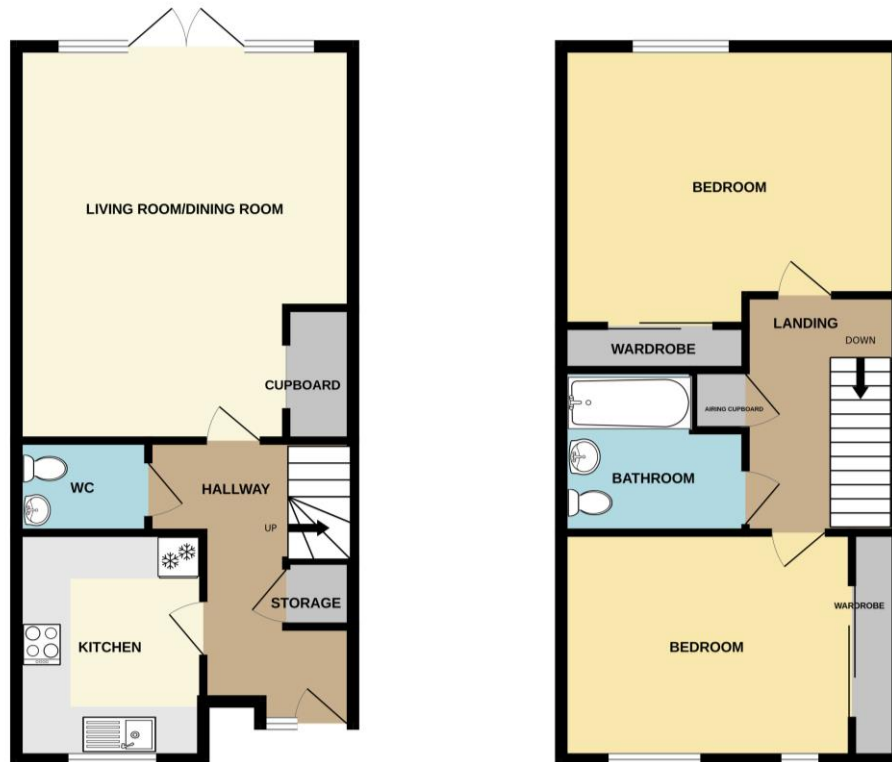
Asking Price: £350,000

1 Friars Mews, (Off Centurion Way), Shoeburyness, Essex, SS3 9FU



**** RARE OPPORTUNITY – ECO-FRIENDLY DETACHED HOME IN PRIVATE DEVELOPMENT ****

Welcome to this stylish **TWO DOUBLE BEDROOM DETACHED HOUSE**, set within an attractive development of just nine properties, completed in 2020. Offering a perfect blend of modern design, eco-conscious living, this home benefits from underfloor heating, an Air Source Heat Pump, and concrete floors on both levels — making it not only contemporary but cost-efficient. With parking for two vehicles, landscaped garden space, and the balance of a 10-year NHBC warranty, this is a home not to be missed.



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.
Made with Metropix ©2025

- *DETACHED HOME with the balance of NHBC warranty remaining until 2030*
- *TWO DOUBLE BEDROOMS both with built-in wardrobes*
- *Stylish LIVING /DINING ROOM with direct access to a SOUTH FACING rear garden*
- *Contemporary KITCHEN featuring integrated Zanussi appliances: hob, oven, extractor, fridge/freezer, and dishwasher*
- *Beautifully designed Ground Floor Cloakroom/WC and a modern first floor Family BATHROOM*
- *High-quality wood-effect laminate flooring throughout most of the ground floor*
- *Underfloor heating with individual zone controls for maximum comfort*
- *Energy-efficient Air Source Heat Pump and Hot Water Cylinder for sustainable, cost-saving living*
- *Located in a PRIVATE cul-de-sac setting*
- *Conveniently positioned opposite a primary school and close to local shopping facilities*
- *Viewing is essential to appreciate the quality and comfort this eco-friendly home offers.*



Access to Friars Mews The property is approached via Centurion Close, leading into Friars Mews — a well-maintained Private Road. A block-paved driveway to the side of the home provides off-road parking for two vehicles. To the rear of this area there is gated access to the Garden. To the front of the home there is a wrought iron effect t curved fenced boundary with paved walkway to a further gated access to the sideway access of the Garden.

Entrance via: Exterior lighting. Part recessed porch leads to an attractive composite entrance door inset with spy-hole with obscure uPVC double glazed side panel provides access to;

Reception Hallway: 13'3" x 7'1" (max) (4.04m x 2.16m (max)) Turned staircase rising to first floor accommodation. Attractive high quality laminate wood effect flooring with underfloor heating with wall mounted thermostat control panel. Panelled door to built in a walk in 'Storage Cupboard' providing ample storage space and utility meters. Attractive panelled doors to Kitchen and Living Room/Diner. Smooth plastered ceiling inset with recessed lighting. Further attractive panelled door to;

Attractive Cloakroom / Guest WC: 5'11" x 4'8" (1.8m x 1.42m) The ground floor cloakroom is beautifully presented with a striking feature wall clad in natural stone-style tiles, creating a warm and contemporary feel. Obscure uPVC double glazed window panel to side aspect. The modern two piece white suite comprises dual flush WC and pedestal wash hand basin with mixer tap over with partly tiled walls to one aspect. Tiled flooring with underfloor heating with wall mounted thermostat. Smooth plastered ceiling inset with recessed lighting.

Kitchen: 10'1" x 8'3" (3.07m x 2.51m) uPVC double glazed window to front aspect. The sleek and contemporary fitted Kitchen, beautifully finished with high-gloss cabinetry, granite-effect worktops inset with stainless steel 'one-and-a-quarter' single drainer sink unit with mixer tap over. The Kitchen is equipped with integrated appliances, including a Zanussi oven with four ring ceramic hob and concealed extractor over, upright fridge/freezer and dishwasher. There is under counter recess for washing machine. Under-cabinet lighting. Tiled splashbacks to one aspect inset with glass splashback to the hob area. Tiled flooring with underfloor heating with wall mounted thermostat control panel. Smooth plastered ceiling inset with recessed lighting.



Living Room / Dining Room: 16'6" x 15'8" (5.03m x 4.78m) uPVC double glazed french doors opening to rear Garden with side panels inset with openers. Double width opening to spacious under stairs storage area. High quality laminate wood effect flooring with underfloor heating with wall mounted thermostat control panel. Smooth plastered ceiling inset with recessed lighting.

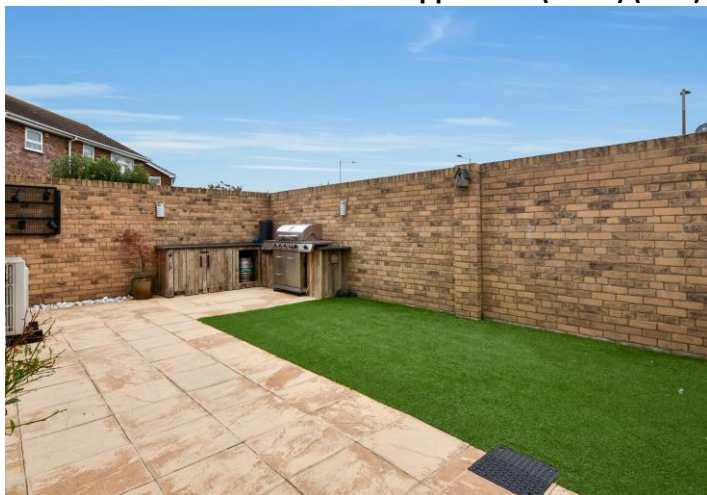
Landing: 11'7" x 6'8" (3.53m x 2.03m) Feature glazed balustrade with handrail over. Carpeted flooring with underfloor heating with wall mounted thermostat control panel. Pair of panelled doors to boiler cupboard. Panelled doors to bedrooms and Family Bathroom. Smooth plastered ceiling.

Bedroom One: 15'9" x 14'5" (max) (4.8m x 4.4m (max)) 'Almost full height' uPVC double glazed window to rear aspect with further obscure uPVC double glazed 'panel' window to side aspect. The Bedroom is fitted with a range of floor to ceiling mirror fronted 'slide'a'robe' wardrobes. Carpeted flooring with underfloor heating with wall mounted thermostat control panel. Smooth plastered ceiling.

Bedroom Two: 15' x 9'2" (4.57m x 2.8m) Pair of 'almost full height' uPVC double glazed windows to front aspect. The Bedroom is fitted with a range of 'floor to ceiling' mirror fronted 'slide'a'robe' wardrobe to one aspect. Carpeted flooring with underfloor heating with wall mounted thermostat control panel. Smooth plastered ceiling.

Spacious Family Bathroom: Obscure uPVC double glazed window panel to side aspect. The modern three piece white suite comprises panelled enclosed bath with thermostatic mixer tap with shower attachment over with a fitted shower screen, dual flush WC and pedestal wash hand basin with mixer tap over. Tiled flooring. with underfloor heating with thermostat control panel. Ladder style heated towel rail. Wall mounted shaver point. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Garden: Approx 35' (10.67) (max) x 16'7" (5.05) (excluding sideways)



SOUTH FACING Rear Garden

Whilst compact in size, the garden is a true feature of the home—beautifully arranged for low-maintenance outdoor living and directly accessible from the Living/Dining Room. It opens onto a bespoke 'Outdoor Kitchen / BBQ' area, ideal for entertaining. Neatly set within a flagstone-paved corner, this space includes a rustic timber-framed worktop with granite-effect surfaces and low level built-in storage. (Please note that the gas BBQ unit is not included within the sale).

The central garden space is laid with high-quality artificial lawn, providing year-round greenery. To the side, a timber-framed shed (to remain) offers convenient storage, with gated side access to the front of the property.

Additionally, a larger, pitched-roof timber shed with power and lighting (also to remain) presents flexible options for further storage or workshop use. Located next to this there is a decked patio beneath a glass-topped pergola creates a sheltered seating area, perfect for relaxing in any weather. Further features include an outside water tap, exterior lighting, and gated access to the parking area. The garden is part walled and part fenced, offering privacy and character.

Fitted Exterior Mitsubishi Electric 'Ecoda' renewable heating technology unit;

Eco-Friendly Heating with Air Source Heat Pump:

This home benefits from an Ecoda air source heat pump system, offering a highly efficient and environmentally friendly way to provide both heating and hot water.

Much like the technology inside a domestic refrigerator, the system works by extracting heat from the outside air—even in temperatures as low as -25°C—and transferring it into the home. This renewable heat energy is then used to warm your radiators and/or underfloor heating, helping to reduce your carbon footprint and lower your energy bills.

The Ecoda unit operates quietly and reliably, all year round, making it an ideal choice for sustainable, modern living.

Information adapted from Mitsubishi Electric – Ecoda Air Source Heat Pump Systems; www.ecoda.co.uk

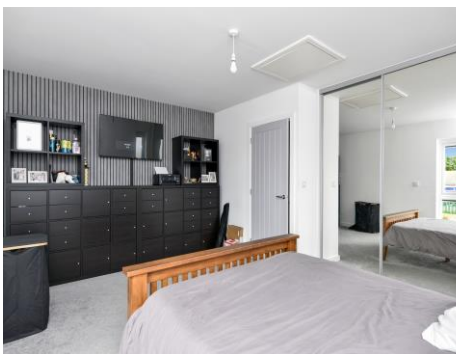
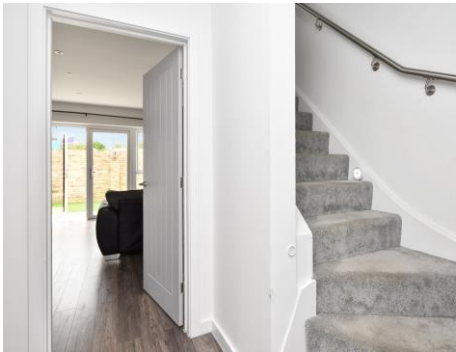
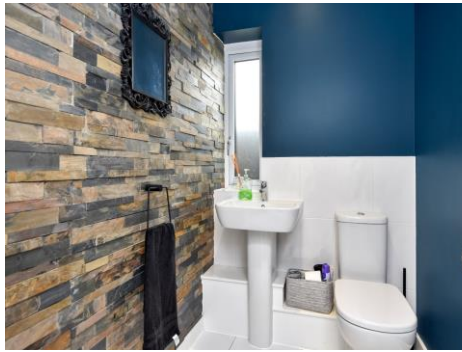
Additional Information:

Please note that while the property is held on a Freehold basis, it forms part of a privately managed development at Friars Mews. A Residents Management Company is in place to oversee the maintenance and upkeep of communal areas, which include items such as; Shared driveway/roadway (excluding individual parking spaces), Sustainable Urban Drainage System (SUDS), Bollards and communal infrastructure, Accounts and administration & Public Liability Insurance.

A monthly service charge of approximately £22.60 is payable to cover these shared responsibilities.

Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 8/2/2025