

# HUNT ROCHE

*The Estate Agent*



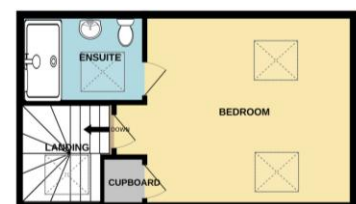
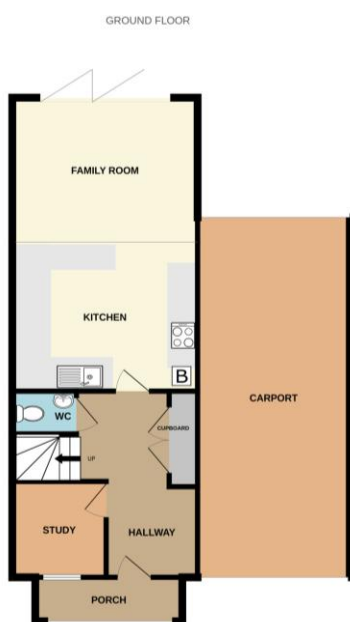
**Asking Price: £499,995**

Plot 11, Windermere Avenue, Hullbridge, Hockley, Essex, SS5 6JT



**Hunt Roche Land & New Homes present this Stylish BRAND NEW FOUR BEDROOM Semi-Detached Home. EPC B-rated and complete with a 10-year new home build warranty (issued November 2024), it offers contemporary design, generous proportions, and a family-friendly layout across three floors. Features include a first-floor reception with Juliet balcony, ground-floor study, and an open-plan kitchen/dining area with quartz worktops, integrated appliances, and bi-fold doors to a private south-facing garden. The top floor hosts a beautiful bedroom with ensuite, complemented by three further bedrooms and two additional bathrooms. Outside, a covered carport, private driveway, and EV charging point complete this modern home, set close to Kendal Park Nature Reserve and the River Crouch.**

- BRAND NEW HOME ~ Set within a boutique development of just 11 executive-style family homes
- EPC B rating for energy efficiency
- Four double bedrooms arranged over three spacious floors
- Three bathrooms including en suite to the top-floor principal bedroom suite
- Ground-floor study/home office and guest cloakroom/WC
- Contemporary open-plan kitchen/dining area with luxury quartz worktops and integrated appliances
- Bi-fold doors opening to a private south-facing garden with patio
- First-floor Living Room with elevated Juliet balcony
- Principal suite with vaulted ceiling, private en suite, and built-in storage
- Sleek, modern family bathroom
- Covered carport, driveway parking, and EV charging provision
- 10-year new home build warranty for complete peace of mind (issued November 2024)
- Peaceful, mews-style cul-de-sac location in Hullbridge
- Walking distance to Kendal Park Nature Reserve and the River Crouch
- Within catchment for Riverside Primary and Swayne Park Secondary School
- Excellent transport links to London Liverpool Street via Rayleigh station and easy access to the A127/A130



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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**Leisure & Lifestyle in Hullbridge:**

Hullbridge offers a wealth of leisure opportunities, from its popular yacht clubs and vibrant sports and social club to the welcoming Hullbridge Community Centre. Golf enthusiasts can enjoy the prestigious Rayleigh Club Golf & Country Club, located just along the main road towards Rayleigh. The area is also a haven for walkers, with an array of scenic riverside and countryside trails to explore—many starting, ending, or meandering right through the village

**Warranty:** Build-Zone effective for 10 years from the date of completion of the home (issued November 2024)

**Entrance via:** A spacious feature recessed access porch, offering sheltered entry framed by clean, modern rendered walls. Stylish composite door inset with a vertical obscure double glazed insert. The porch areas are finished with a contrasting step and path creating a neat, welcoming approach to the home.

**Reception Hallway: 13'10" x 6'4" (max) (4.22m x 1.93m (max))**

Step into a bright and contemporary entrance hall, finished with stylish LVT wood effect flooring. Pair of modern vertical panelled internal doors providing access to a good size storage cupboard inset with wall mounted fuse box and lighting. Turned staircase rising to the first floor landing with soft, plush pile carpet in a light grey tone. Modern vertical panelled internal doors provide access to the Kitchen/Family Room, Home Office space and Ground floor Guest WC. Radiator. Smooth plastered ceiling.

**Contemporary Kitchen/Family Room: 23'9" x 13'3" (7.24m x 4.04m)**

This beautifully planned Kitchen/Dining area offers a bright, open-plan layout—perfect for everyday living and entertaining. Finished to a high standard, the kitchen features timeless 'Oxford Shaker' cabinetry in Pebble Grey, paired with luxurious 'Seattle Steel Sparkle effect' Quartz worktops and matching upstands. The worktop is inset with a recessed one-and-a-quarter stainless steel sink and modern chrome mixer tap. Concealed wall mounted 'E-TEC NXS' wall mounted boiler.

Integrated appliances include:

'Candy' 8kg washing machine,  
'Bosch' electric oven,  
'Bosch' four ring induction hob with stainless steel splashback and a wall mounted stainless steel extractor hood over,  
'Neue' 50/50 frost-free fridge/freezer  
Slimline 'Neue' dishwasher.

An ample range of eye-level and base units provides generous storage, and the Quartz worktops extend to form a practical breakfast bar—ideal for casual dining or morning coffee. The layout flows effortlessly into the Dining/Family area, creating a sociable and versatile living space. Almost full-width contemporary bi-fold doors to the rear flood the room with natural light and open directly onto the garden, enhancing the connection between indoor and outdoor living. Additional features include stylish LVT wood-effect flooring, radiator, and a smooth plastered ceiling with recessed LED lighting in the kitchen area, completing this beautifully presented, modern space. A perfect balance of practicality and style, this kitchen-diner forms the welcoming heart of the home.

**Home Office/Play Room: 7'5" x 6'5" (2.26m x 1.96m)**

Positioned at the front of the property, the versatile room could be utilised as a Study, Playroom etc. uPVC double glazed window to front aspect. Finished with soft grey carpet and crisp white walls. Radiator. Smooth plastered ceiling.

**Ground Floor Guest WC: 4'10" x 3'5" (1.47m x 1.04m)**

The suite comprises modern vanity unit with an inset basin and chrome fittings with tiled splashback and under-sink storage cupboard with concealed cistern dual flush WC. Radiator. LVT wood-effect flooring. Smooth plastered ceiling inset with recessed lighting.

**The First Floor Accommodation comprises**

**Landing:**

Accessed via a turned staircase with a white-painted spindle balustrade and natural wood handrail, the bright landing, with a returned staircase rising to the upper level of the home. Finished with plush grey carpeting and a smooth plastered ceiling, the space offers access—via matching vertical panelled internal doors—to the Living Room, three of the Bedrooms and the Family Bathroom. Radiator. A further matching door opens to an airing cupboard.

**Living Room: 17' (5.18) (max) x 11'4" (3.45) max**

Located on the first floor, this generously sized Living Room is bright and welcoming, with uPVC double-glazed French doors opening onto a front-facing Juliet balcony that provides a pleasant, elevated outlook. The space is finished in a fresh, neutral colour palette with plush grey carpeting underfoot, complemented by a smooth plastered ceiling, radiator, and thermostat control panel.

**Bedroom: 13'3" (4.04) x 11'6" (3.5) (into dormer)**

Part-vaulted smooth plastered ceiling inset with uPVC double glazed dormer-style window to the rear aspect. design, adding architectural interest and character. Finished in a fresh neutral palette with plush grey carpeting. Radiator. The room is available for a full range of bedroom furniture, and the layout allows flexibility for wardrobes or dressing area.

**Bedroom: 12' (3.66) (reducing to 9'7" (2.92)) x 10'5" (3.18)**

A well-proportioned double bedroom offers a good size uPVC double glazed window to the front aspect of the home. Radiator. Finished in neutral tones with a smooth plastered ceiling and plush grey carpeting. Its simple layout allows flexibility for wardrobes and storage solutions while maintaining a sense of space and comfort.

**Bedroom: 11'2" (3.4) (reducing to 9'9" (2.97)) x 7' (2.13)**

Ideal for use as a single bedroom, nursery, or dressing room. The uPVC double-glazed window to the rear aspect. Finished in neutral tones with a smooth plastered ceiling, radiator and plush grey carpet.

**Family Bathroom: 7'3" x 7'2" (2.2m x 2.18m)**

This family bathroom combines clean lines with contemporary comfort. Marble-effect wall tiling to half-height adds a touch of luxury. The suite comprises a white panelled bath with a chrome mixer tap and handheld shower, a modern vanity unit with inset basin and chrome fittings with storage cupboard under and a dual flush WC. Other features include smooth plastered ceiling inset with recessed ceiling lighting and extractor fan and a ladder style heated towel rail.

**Second Floor: 7'2" (2.18) x 6'7" (2) (including stairs)**

A bright and airy upper landing area, naturally illuminated by a generous overhead uPVC double glazed 'Velux' skylight offering abundant natural light. Finished with plush grey carpeting, a smooth plastered ceiling, and white-painted spindle balustrade with natural wood handrail providing access via a vertical panelled door to;

**Principal Bedroom Suite: 16'5" (5) (reducing to 13'8" (4.17)) x 13'8" (4.17) (some restricted head height)**

Occupying the entire top floor, the main bedroom suite is a tranquil and spacious retreat. This bright and airy room features sloped ceilings with a pair of large uPVC double glazed 'Velux' skylights, filling the space with natural light. Plush grey carpeting underfoot, radiator and soft white walls. Door to built in wardrobe/storage. Vertical panelled door provides access to;

**Sleek Ensuite Shower Room: (some restricted head height)**

The suite comprises a large walk-in shower enclosed with clear glass sliding doors with integrated shower unit with hand held attachment and drencher style shower over and finished with luxurious marble-effect tiling. The stylish vanity unit with inset basin and chrome mixer tap offers both a bold visual statement and practical storage with a matching concealed cistern dual flush wc. A large uPVC double glazed Velux window providing natural light. Ladder style heated towel rail and smooth plastered part vaulted ceiling.

**To the Outside of the Property****South facing Garden:**

The generous south-facing rear garden is directly accessed via the almost full-width bi-fold doors from the dining area, creating a seamless connection between indoor and outdoor living.

A paved patio seating area provides the perfect spot for al fresco dining or relaxing in the sun, enclosed by an attractive brick boundary wall to the rear and side for added privacy. The garden offers an excellent balance of usable outdoor space, ideal for entertaining, play, or simply enjoying the natural light throughout the day.

**Private Carport & Parking Area:**

The property benefits from a spacious private carport with block-paved driveway providing covered off-street parking for approximately two to three vehicles.

The area features a MyEnergi Zappi electric vehicle charging point, offering a convenient and eco-conscious solution for EV owners. A cold water tap is also fitted externally—ideal for gardening, car washing, or general outdoor use.

Gated access provides direct access into the rear garden. The block-paved surface not only enhances the kerb appeal but also offers low maintenance and excellent durability year-round.

**Agents Notes:**

All rooms sizes are approximate.

**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 able 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)

- 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)

### **Tenure: FREEHOLD**

#### **Service Charge & Estate Management Information**

While the properties at Windermere Gardens are being sold with Freehold tenure, a Management Company will oversee the upkeep of communal areas and shared infrastructure throughout the development. This ensures the surroundings remain well-maintained, safe, and attractive, preserving long-term appeal and value.

A service charge will apply, covering the following: Accountancy & Corporate Costs, Administration Charges (including postage), Managing Agent Fees, Insurance (including Land Liability Insurance), General Maintenance & Repairs, Grounds Maintenance, Compliance & Health and Safety Reporting, Contribution to Reserve Fund

#### **Service Charge Information:**

The monthly charge is apportioned across the development. The estimated annual cost for this plot is £204.65.

#### **Important Information Regarding Access**

Please be aware that the access road (Windermere Avenue itself) is also unadopted, with all residents along the avenue contributing towards its ongoing maintenance.

Please note: This information is provided as a guide only. Any interested party should seek confirmation from their legal representative during the conveyancing process.

#### **Council Tax:**

Please note that banding for this property has not yet been allocated. Once first occupied, the property will be entered onto the Council Tax register, and charges will apply from that date. Banding will be assessed by Rochford District Council following occupancy.

### **PRELIMINARY DETAILS - AWAITING VERIFICATION**





Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 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. 9/17/2025