

Est. 1995

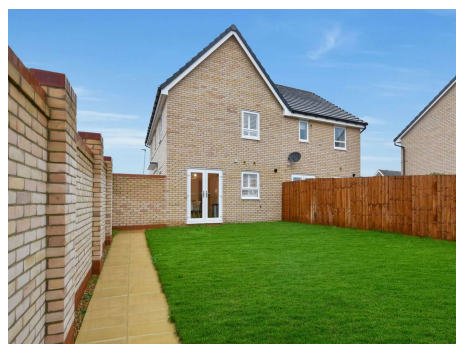
# HUNT ROCHE

*The Estate Agent*

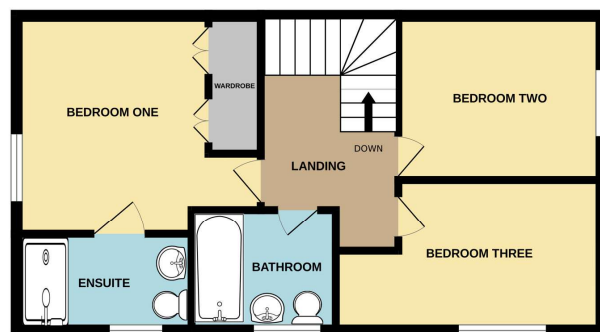
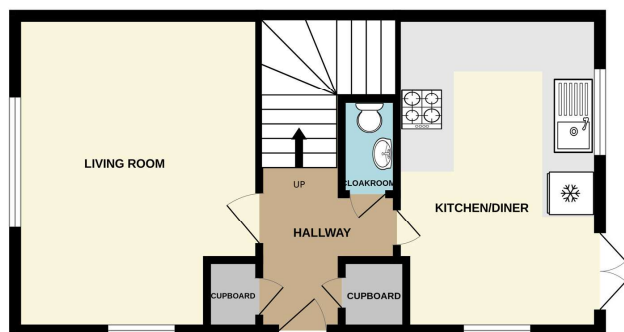


**Guide Price: £430,000 - £435,000**

**20 Admiral Crescent, Hullbridge, Hockley, Essex, SS5 6FT**



Located on the popular High Elms Park development in Hullbridge, this beautifully presented modern three-bedroom home is approximately 18 months old and benefits from the remainder of its NHBC warranty. The property is finished to a high standard throughout, featuring a dual-aspect living room, contemporary kitchen/diner, made-to-measure shutter blinds throughout, and a mix of high-quality Amtico flooring to the hallway and wet rooms. The main bedroom benefits from an en suite, complemented by a modern family bathroom and ground floor guest WC. Externally, the property offers a larger-than-average rear garden with direct access to allocated parking for two vehicles. Ideally positioned close to local amenities, transport links and open spaces, this is a superb modern family home ready to move straight into.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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- **Modern Construction:** Approximately 18 months old, offering contemporary design
- **NHBC Warranty:** Remainder of the 10-year NHBC warranty term providing structural reassurance.
- **Living Room:** Dual-aspect living space with made-to-measure fitted shutter blinds installed throughout the property, providing excellent natural light and privacy.
- **Kitchen/Diner:** Contemporary fitted kitchen with modern units and integrated appliances, ideal for family dining and entertaining.
- **Bedrooms:** Three well-proportioned bedrooms suitable for family living
- **En Suite:** Main bedroom benefiting from a modern en suite shower room together with fitted wardrobes
- **Family Bathroom:** Modern three piece family bathroom with further Ground Floor Guest Cloakroom/WC
- **Rear Garden:** Generous rear Garden with gated rear access and part brick wall boundary
- **Parking:** Personal allocated Parking for two vehicles located to the rear of the property.
- **Energy Efficiency:** Built to modern energy efficiency standards helping reduce running costs.
- **Development:** Situated on the sought-after High Elms Park residential development.
- **Local Amenities:** Close to local shops, schools and everyday facilities.
- **Transport Links:** Good access to A127 and A13 routes towards Southend, Chelmsford and London.
- **Recreation:** Nearby parks, riverside walks and open spaces.
- **Chain Position:** Completed onward chain allowing for a smoother purchase process.





**Entrance via:** Lawned frontage with wall lighting and footpath leading to a composite entrance door, inset with leaded double-glazed panels and spy hole, opening to:

**Reception Hallway:** 15'7" (4.75) (incl staircase) x 6'10" (2.08) (reducing to 4' (1.22))

Carpeted turned staircase rising to the first floor. Panelled doors to Kitchen/Diner and Living Room. Further pair of panelled doors to two separate storage cupboards. Feature 'Amtico' flooring. Radiator. Thermostat control panel. Carpeted staircase with timber handrail. Wall mounted lighting / contemporary décor finish. Smooth plastered ceiling. Internal panelled door leading to;



**Beautiful Dual aspect Kitchen/Diner:** 15'7" x 10'5" (4.75m x 3.18m)

uPVC double glazed windows to rear and side, both fitted with made to measure shutter blinds. uPVC double glazed door providing access to the rear Garden. The Kitchen is fitted with a contemporary range of modern shaker-style cabinets with beautiful gold coloured effect handles with wood effect square edge working surfaces inset with single drainer stainless steel sink unit with mixer tap. Built in 'Zanussi' oven with four ring gas hob over with stainless steel extractor hood over with glass splashback. Integrated appliances include upright fridge/freezer, dishwasher and washing machine. Under unit lighting. Radiator. Feature 'Amtico' flooring. Concealed wall mounted 'Logic' boiler. Smooth plastered ceiling inset with recessed lighting to kitchen area with central pendant to the dining area.



**Dual aspect Living Room:** 15'7" x 12'1" (max) (4.75m x 3.68m (max)) Pair of uPVC double glazed windows to front and side aspects fitted with made to measure shutter blinds. Radiator. Fitted carpet. Spacious reception room with feature décor wall. Smooth plastered ceiling with central pendant lighting.

**Ground Floor Cloakroom/Guest WC:** 6'3" x 3'2" (1.9m x 0.97m) The modern suite comprises low level dual flush WC with half height feature wall tiling with display ledge over and vanity wash hand basin with mixer tap and tiled splashback. Radiator. Feature décor walls. Feature 'Amtico' flooring. Smooth plastered ceiling.

### **The First Floor comprises**

**Landing:** Spindle balustrade. Panelled doors to Bedrooms and Family Bathroom. Wall light point. Smooth plastered ceiling with access to loft space.

**Main Bedroom:** 12'1" x 10'6" (max) (3.68m x 3.2m (max)) uPVC double glazed window to front fitted with made to measure shutter blinds. Radiator. Good size double bedroom with a range of four door fitted mirror fronted wardrobes. Fitted carpet. Feature panelled décor wall with wall mounted side lights. Smooth plastered ceiling with feature light fitting. Panelled door to;

**Ensuite Shower Room:** 8'6" x 4'8" (2.6m x 1.42m) Obscure uPVC double glazed window to front aspect. The suite comprises a double width walk in shower enclosure with integrated shower unit with neutral modern tiling to shower area. Low level dual flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Wall mounted shaver point. Wall mounted extractor fan fitted. Radiator. Feature 'Amtico' flooring. Smooth plastered ceiling.

**Bedroom Two:** 10' x 8'1" (3.05m x 2.46m) uPVC double glazed window to rear aspect fitted with made to measure shutter blinds. Feature wall décor. Radiator. Fitted carpet. Smooth plastered ceiling with central light fitting.

**Bedroom Three:** 10' (3.05) (increasing to niche of 13'1" (4)) x 7'4" (2.24) uPVC double glazed window to front aspect fitted with made to measure shutter blinds. Radiator. Fitted carpet. Smooth plastered ceiling with central light fitting.

**Family Bathroom:** 7'3" x 5'6" (2.2m x 1.68m) Obscure uPVC double glazed window to front aspect. The modern white suite comprising panel enclosed bath with mixer taps with integrated shower over and fitted shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Part tiled walls with neutral modern tiling to bath / shower area. Wall mounted extractor fan. Radiator. Feature 'Amtico' flooring. Smooth plastered ceiling.



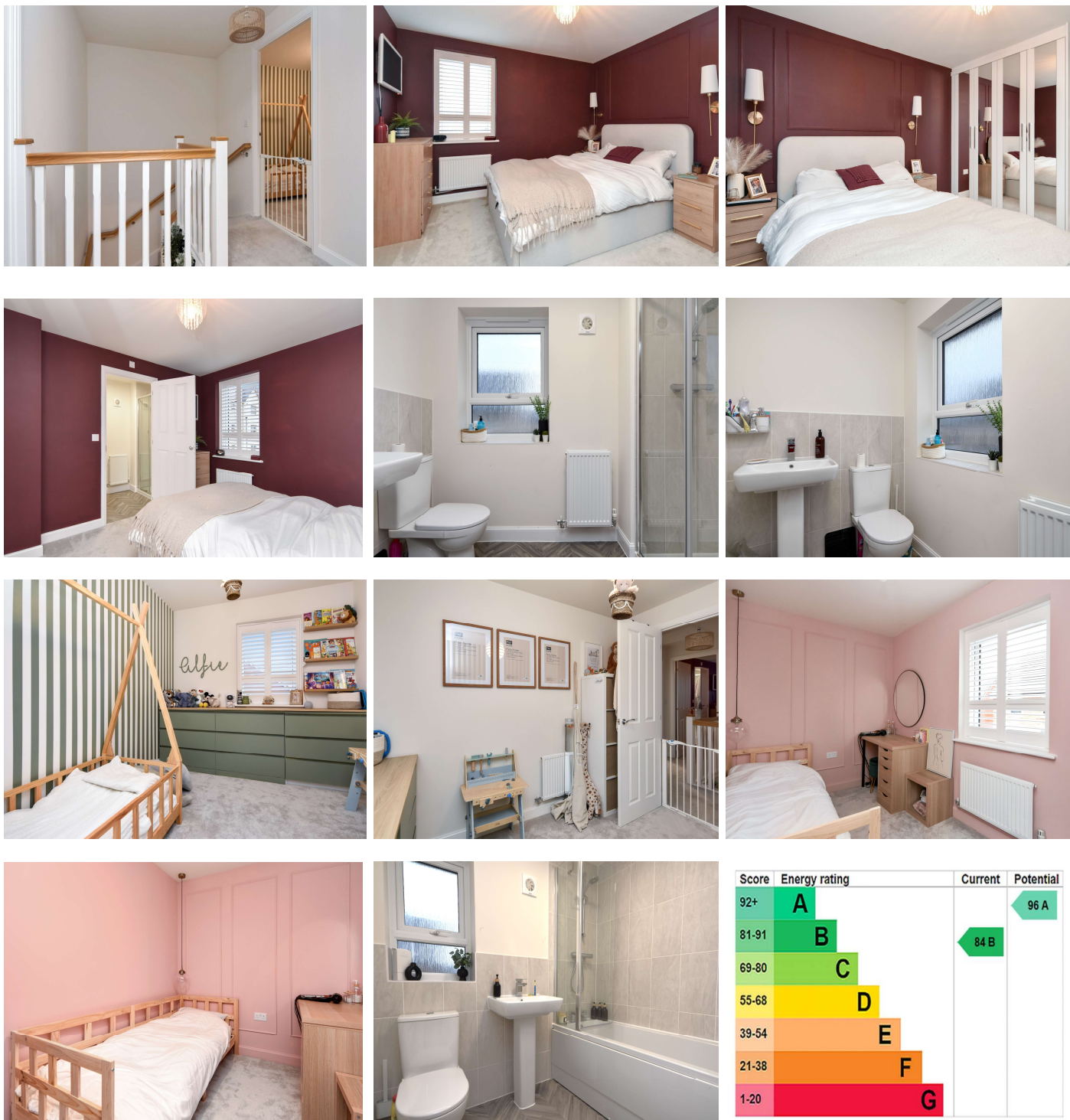
## To the Outside of the Property:



Good size rear garden, larger than average for a modern new build property, mainly laid to lawn with paved patio and pathway areas. Enclosed by a combination of brick walling and timber fencing with gated rear access leading to allocated parking. Ideal for family use and outdoor entertaining.







COUNCIL TAX BAND D

Preliminary Details – Awaiting Verification

**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. 2/3/2026