



## Plot One

Ness Road | | Shoeburyness | SS3 9ES

Offers In Excess Of £800,000



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Welcome to this stunning new build property located at Plot 1, Ness Road, Shoeburyness. This delightful house boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and three modern bathrooms, there is ample space for everyone to enjoy.

As a detached house, this property offers the privacy and tranquillity that many desire. Being a new build, you can expect all the latest features and amenities, ensuring a comfortable and convenient lifestyle.

Built in 2024, this home is practically brand new, offering a fresh and contemporary living space. The advantage of having parking for up to five vehicles means you and your guests will never have to worry about finding a parking spot.

- A MUST VIEW
- Four Double Bedrooms with enSuites
- Guest Shower Room
- Walking Distance to Award Winning Beaches
- 10 Year Warranty Included
- 0.8 Miles to Shoebury Train Station
- Ready To View
- Huge Open Plan Kitchen/Diner
- Excellent Size Through-Out

## Frontage (Left Plot)

Independent driveway with parking for multiple vehicles mainly laid to lawn front garden, side access, garage and ramp to storm porch and front door.

## Entrance Hall

Under stair storage, doors to lounge, WC, study, dining room and kitchen/breakfast room.

## Lounge

8'0" x 14'0" (2.44 x 4.27)

Double glazed corner window to front aspect, power points and AV points.





### Dining Room

Double internal doors from the kitchen, double glazed French doors onto rear garden. Power points.

### Open plan living/kitchen/dining area

24'11" x 24'0" (7.62 x 7.34)

Double glazed window to side aspect, doors to utility room, open plan space, central island. Large breakfast/dining space with double glazed bi-folding doors onto garden. Power Points.

### Utility Room

9'1" x 4'11" (2.79 x 1.52)

Storage Space, power points and Upvc double glazed door onto side way.

### Study

Double glazed window to side aspect, space for a future lift to the first floor, potential for built in storage and power points.

### Downstairs Cloakroom

Dual Flush WC, double glazed window to side aspect, large enclosed shower.

### Landing

Doors to bedrooms and main bathroom.

### Bedroom One

12'0" x 19'5" (3.66 x 5.94)

Double glazed Juliet balcony to the rear aspect, walk-through dressing area, doors to en-suite and power points.

### En-Suite One

Double glazed window to side aspect, large enclosed shower, pedestal sink & dual flush WC.

### Bedroom Two

13'5" x 14'0" (4.09 x 4.27)

Double glazed window to front aspect, feature corner double glazed unit to the front, power points, space for floor to ceiling built-in storage and doors to en-suite.





### En-Suite Two

Double glazed window to side aspect, enclosed shower unit, dual flush WC and pedestal sink.

### Bedroom Three

12'9" x 15'5" (3.89 x 4.7)

Built-in storage, power points, double glazed windows to the front aspect and door to en-suite.

### En-Suite Three

Double glazed window to side aspect, enclosed shower unit, dual flush WC & pedestal sink.

### Bedroom Four

9'4" x 15'5" (2.87 x 4.7)

Double glazed window to the rear aspect, power points and potential for built in storage.

### Bathroom

Three piece suite, storage and customisable specification.

### Garage

8'9" x 16'0" (2.67 x 4.88)

Up & Over door. Power and Lighting.

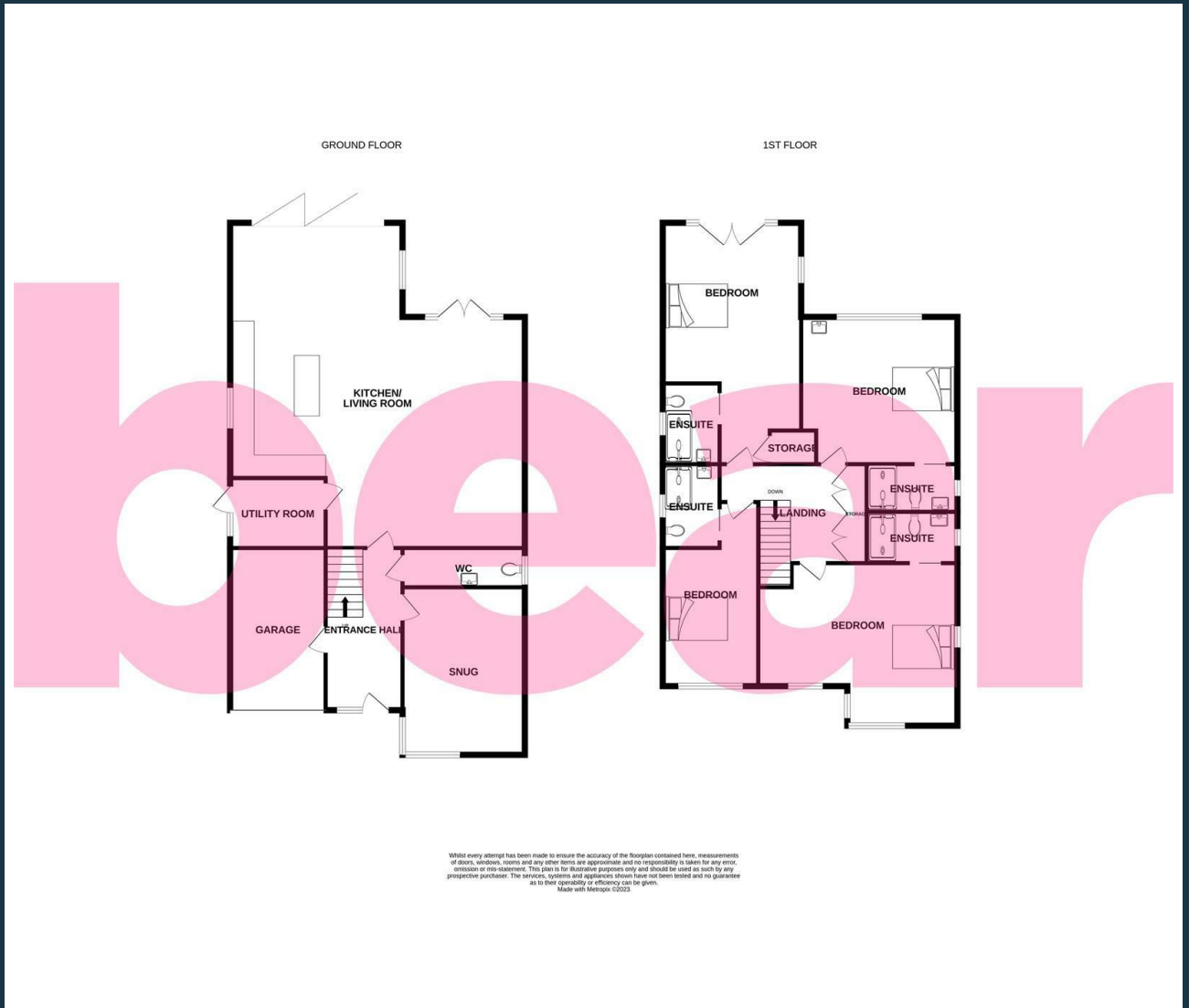
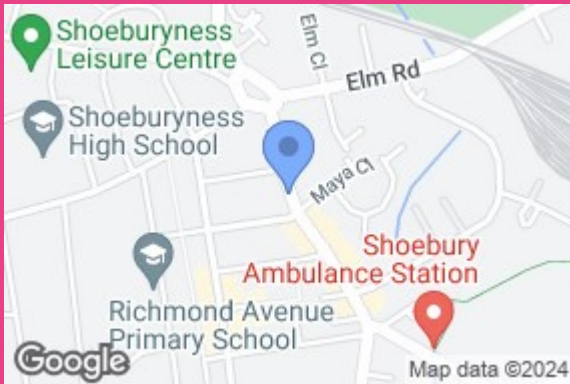
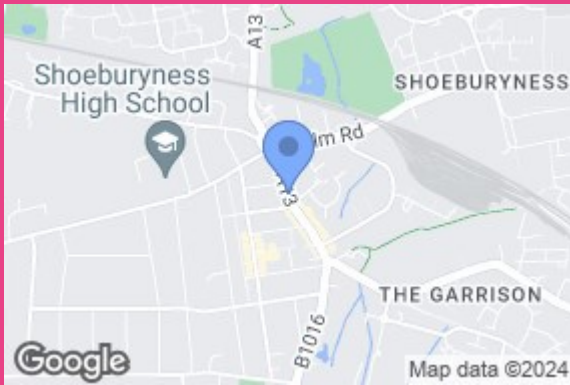
### Agents Notes

These stunning developments are being built by Granite Construction Build & Design, a trusted local home improvement specialist working to the highest quality with the best craftsman to hand. Offering a wealth of experience and expertise in New Homes and Renovations sector. Bear Estate Agents are proud to bring to the market this exciting opportunity.

Square Footage Approximately : 1400sq ft

Please Note : The EPC has been ordered upon completion of the build. The pre-build qualified predicted EPC estimate was (A/94) and the Co2 Rating (B/90)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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