



No Onward Chain 10 Year Structural Warranty. A new and exciting four double bedroom luxury family home within a stones throw of our blue flag award-winning beaches. This stunning new build is fitted to a high specification offering four large double bedrooms, four en-suites, guest WC, integral garage, snug, utility room and a huge open plan kitchen/family room. Externally the property boasts a large private garden and parking for multiple vehicles to the front.

To the exterior there are un-interrupted views across to the Nature Reserve. The gardens measure some 50ft in length. 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.

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

To book your viewing, please contact our dedicated sale team.

- Walking Distance To Blue Flag Beaches & Local Shops
- Four Large Double Bedrooms
- Huge Open Plan Kitchen/Diner
- Parking For Upto Four Vehicles
- Separate Utility Room
- Four Ensuites
- Private Rear Garden
- Integral Garage / Potential Dining Room
- Guest WC
- Walking Distance To Shoebury Train Station To London Fenchurch Street

Ness Road

Shoeburyness

£850,000

Offers In Excess Of



Ness Road



Bear Estate Agents are thrilled to market this exceptional four bedroom detached new build in the heart of Shoeburyness. The property is just a stones throw away from the award-winning seafront, along with excellent amenities and well-regarded schools including Richmond Avenue Primary School and Shoeburyness High School. There are convenient travel networks close to hand such as access to Shoeburyness Train Station that guarantees you a seat on all trains traveling to London.

Frontage

Block pave drive way with parking for multiple vehicles, shrubs to the front, side access, garage and ramp to storm porch and front door.

Entrance Hall

6'0" x 23'9"

Doors to: snug, guest WC, utility room, open plan kitchen/lounge/diner (family room) and garage.

Snug

21'1" x 9'2"

Double glazed window to front aspect, wood flooring through-out, power points, AV points.

Utility Room

10'2" x 6'0"

Double glazed Upvc doors onto side way, newly fitted storage cupboards with wood worktops, space for a washing machine and tumble dryer. Power points connected.

Open Plan Kitchen/Dining/Family Room

24'3" x 25'5"

This stunning open plan space is fitted with a brand new modern kitchen with grey top and base units, solid wood worktop and large feature centre island/breakfast bar. The kitchen presents a range of appliances such as a wine cooler, double oven, induction hob, fridge/freezer and sink with handheld attachment. This impressive family space offers the potential for a generous seating area along with a large dining room table. Further benefits include wood flooring through-out, power points and AV points and Bi-folding/french doors off of the sitting/dining area onto the garden.

Garage

8'8" x 23'3"

Up & over door, smooth ceilings, courtesy door and power points. Potential extra reception room.

Guest WC

3'9" x 9'3"

Double glazed window to side aspect, wood flooring through-out smooth ceilings with inset spotlights, dual flush WC and sink unit.

Galleried Landing

23'9" x 6'4"

Doors to all bedrooms, loft and large storage cupboards. Smooth ceilings with inset spot lights. Power Points.

Bedroom One

15'9" x 19'10"

Stunning feature double glazed corner windows to front and side aspect, power points, AV points, space for storage to one wall and doors to:-

En-Suite One

5'8" x 8'10"

Double glazed window to side aspect, heated towel rail, walk-in double width shower unit, fitted vanity sink and dual flush WC.

Bedroom Two

14'6" x 16'7"

Double glazed Juliet balcony over looking the rear garden, carpeting thought-out, power points, Av points, smooth ceilings with inset spotlights. Doors to:-

En-Suite Two

8'5" x 6'1"

Double glazed window to side aspect, walk-in double width shower unit, fitted vanity sink and dual flush WC.

Bedroom Three

16'3" x 10'4"

Double glazed Juliet balcony over looking there rear garden, carpeting thought-out, power points, AV points, smooth ceilings with inset spotlights. Doors to:-

Walk In Wardrobe

4'7" x 6'10"

Space for built in storage and hanging space, power & lighting with doors to:-

Ensuite Three

5'5" x 8'11"

Double glazed window to side aspect, heated towel rail, walk-in double width shower unit, fitted vanity sink and dual flush WC.

Bedroom Four

9'0" x 19'3" (narrowing to 14'1")

Double glazed to front aspect, smooth ceilings with inset spot lights, power points and AV points. Doors to:-

Walk In Wardrobe

4'9" x 5'7"

Space for built in storage and hanging space, power & lighting with doors to:-

Ensuite Four

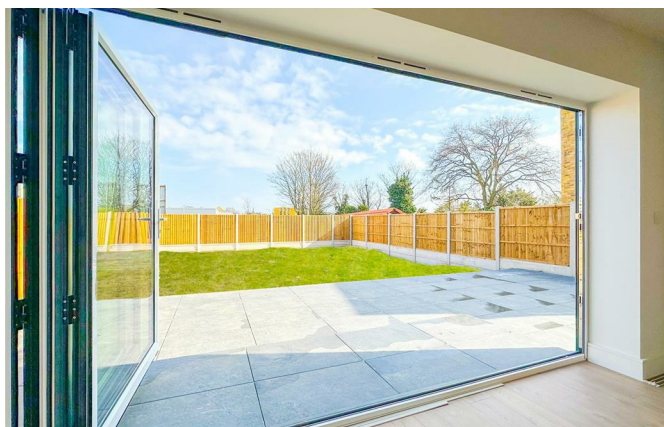
5'10" x 10'1"

Double glazed window to the side aspect, bath with folding glass shower screen, dual flush WC, pedestal sink and heating towel rail.

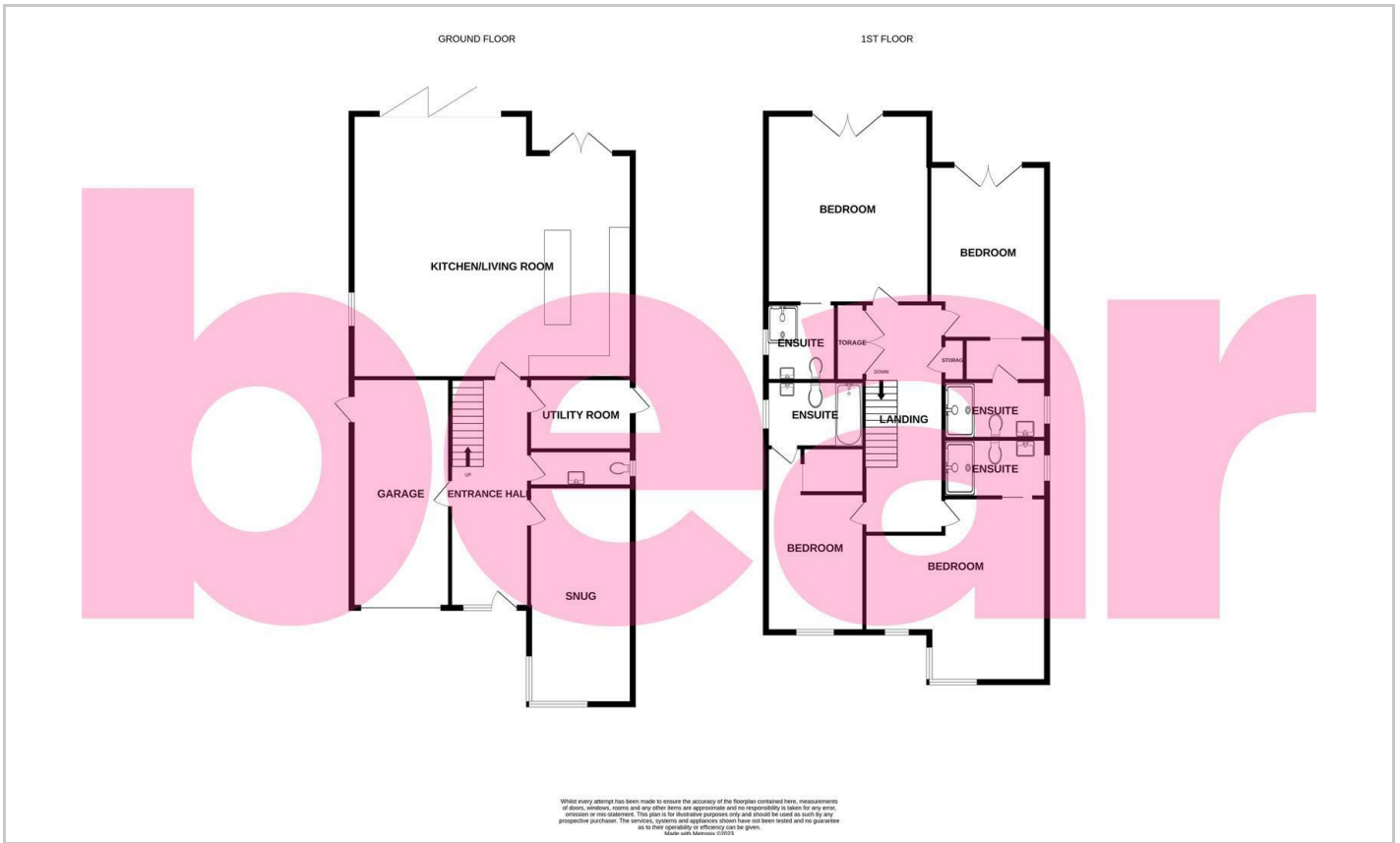
Garden

45

High quality slab patio laid to rear, offering a perfect private outdoor dining area. The remainder is mainly laid to lawn with two side access points.



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

