

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Elms Park, Lower Road, Hullbridge, SS5 6DF



£630,000

Situated on the sought after High Elms Park Development within Hullbridge is this stunning "Belchamps" four bedroom detached family home, occupying an enviable position in a private cul de sac, with an estimated completion build date of September 2025.

BEING ONE OF THE LAST FEW REMAINING PLOTS.

Our Ref: 20325.

(THE PHOTOS USED ARE OF AN IDENTICAL PROPERTY AND ARE FOR ILLUSTRATIVE PURPOSES ONLY).

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Accommodation comprises:

Entrance via composite glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin with chrome mixer tap and tiled splash back and close coupled wc. Under stairs storage cupboard. Radiator. Wood effect flooring.



STUDY 9' 7" x 7' 10" (2.92m x 2.39m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



LOUNGE 20' x 12' 3" (6.1m x 3.73m)

Double glazed bay window to front aspect. Radiators. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 20' 2" x 15' 3" (6.15m x 4.65m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Plastered ceiling with inset spotlighting. Radiator. Wood effect flooring.



KITCHEN AREA

A comprehensive range of modern Shaker style base and eye level units incorporating marble effect work surface with inset sink drainer unit. Complimentary upstand. Integrated twin eye level electric oven. Gas hob with stainless steel extractor chimney above. Integrated appliances. Wood effect flooring. Radiator.



UTILITY ROOM 8' 5" x 5' 3" (2.57m x 1.6m)

Double glazed door providing access to rear garden. A range of base and eye level units incorporating marble effect work surface with stainless steel sink drainer unit. Cupboard housing wall mounted boiler. Space and plumbing for appliances. Wood effect flooring.



FIRST FLOOR GALLERIED LANDING

Double glazed window to side aspect. Airing cupboard.



BEDROOM ONE 16' 5" x 12' 3" (5m x 3.73m)

Double glazed sash window to front aspect. Fitted wardrobes to two walls. Radiator. Plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising tiled walk in shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and close coupled wc. Chrome radiator. Plastered ceiling with inset spotlighting. Part tiled walls. Wood effect flooring.



BEDROOM TWO 13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed sash windows to front aspect. Radiator. Plastered ceiling.



BEDROOM FOUR 10' 1" x 7' 3" (3.07m x 2.21m)

Double glazed sash window to rear aspect. Fitted cupboard. Radiator. Plastered ceiling.



BEDROOM THREE 12' 3" x 10' 2" (3.73m x 3.1m)

Double glazed sash windows to rear aspect. Fitted cupboards. Radiator. Plastered ceiling.



BATHROOM 7' 8" x 7' 2" (2.34m x 2.18m)

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with centralised chrome mixer tap, tiled shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap and tiled splash back and close coupled wc. Heated towel radiator. Part tiled walls. Wood effect flooring. Plastered ceiling.



EXTERIOR.

A LARGER THAN AVERAGE SIZE REAR GARDEN for the development measuring approximately 55ft (16.76m) commencing with patio area leading to garden. Laid to lawn. Gate providing access to front.



The **FRONT** has own driveway providing off street parking leading to **DETACHED GARAGE** with up and over door.

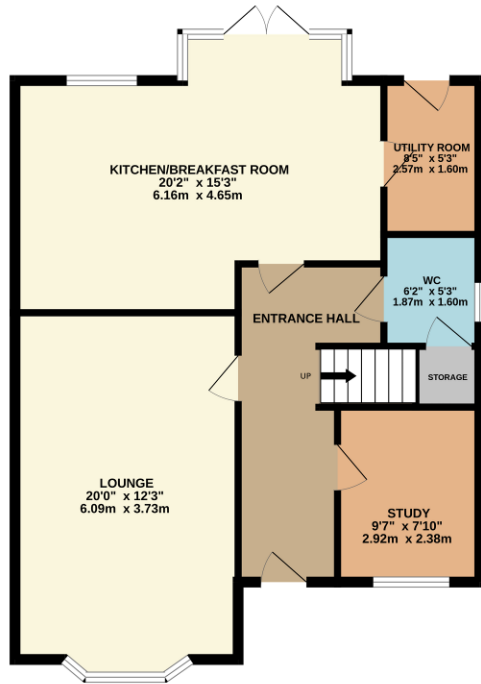
Agents Note:

All homes come with a 5% deposit contribution, upgraded kitchen including fully integrated appliances and wine cooler and a flooring package.

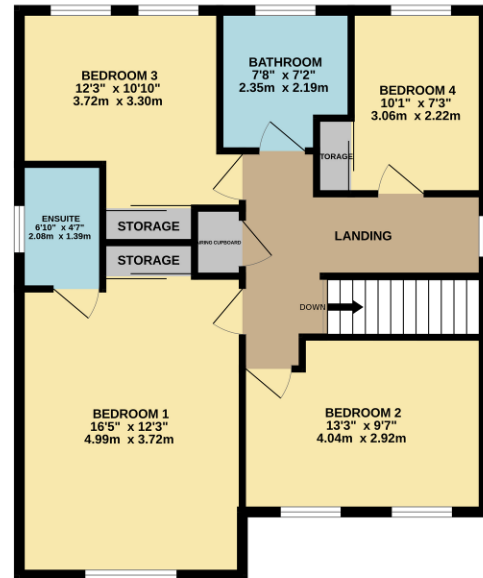
Plot 474 is currently in the build stage and therefore not ready for photographs/viewing and will not be fully available until September 2025.

The photographs used to illustrate this property are taken of an identical completed property on the High Elms Park Development. This property is available for viewings to demonstrate Plot 474.

GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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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