



## Plot 1

Down Hall Road | | Rayleigh | SS6 9JX

Guide Price £650,000

**bear**  
*Estate Agents*



\*Guide Price £650,000 - £675,000\* \*STAMP DUTY PAID\*

A wonderful opportunity to experience all three properties first-hand, appreciate the quality of finish, and get a true feel for the space on offer. With no onward chain, these homes are not to be missed!

Bear Estate Agents are delighted to present this exceptional newly built detached four-bedroom home, offering off-street parking, side access, and an impressive south-facing rear garden.

This outstanding home achieves a rare EPC A rating, delivering top-tier energy efficiency, dramatically reduced running costs, and long-term protection against rising energy prices. Its eco-led design includes integrated appliances, underfloor heating across the ground floor, and high-performing solar panels that help generate clean, cost-effective power. Thoughtfully future-proofed with CAT 6 cabling for fast, reliable connectivity and provisions for EV charging ports, this property combines modern convenience with exceptional sustainability—offering a smarter, greener and more economical way of living. You may also be eligible for specialised 'Green' mortgage deals, which often provide preferential interest rates for homes with an EPC or predicted energy assessment at this level.

Immaculately finished with meticulous attention to detail in every room, this home offers both practicality and luxury in equal measure, all within easy walking distance of Rayleigh Station and the vibrant High Street.

- Underfloor Heating Throughout Ground Floor With Touch Screen Heating Controls
- South Facing Garden
- Off Street Parking
- Ensuite to Master Bedroom
- Close to the Station
- Immaculately presented throughout

### Entrance Hall

Smooth ceiling with inset spotlights, double glazed window to the front aspect, Amitco LVT flooring throughout, storage cupboards and carpeted stairs to first floor accommodation.

### Lounge

10'3 x 15'0 (3.12m x 4.57m)

Smooth ceiling with inset spotlights, double glazed window to the front aspect, power points and carpeted flooring throughout.







### Kitchen Diner

10'11 x 17'5 (3.33m x 5.31m )

Smooth ceiling with inset spotlights, double glazed windows to the rear and double glazed by-folding doors accessing the rear, power points, eye and base level units including bespoke Mark James kitchen shaker style kitchen with butler sink, inset appliances such as, double eye level Neff oven and grill/microwave, Neff induction hob, extractor, dishwasher, full height fridge/freezer. Amtico LVT flooring throughout and access to the utility room.

### Utility Room

5'4 x 5'9 (1.63m x 1.75m)

Smooth ceiling with inset spotlights, double glazed window to the side aspect, eye and base level units, inset washer and drying machine, wash hand basin, power points and Amitco LVT flooring throughout.

### WC

Smooth ceiling with inset spotlights, vanity sink unit with tiled splashbacks, WC and Amitco LVT flooring throughout.

### Bedroom One

13'11 x 15'7 (4.24m x 4.75m )

Smooth ceiling with inset spotlights, double glazed Velux windows to the rear aspect, wall mounted radiator, storage, carpeted flooring throughout and access to ensuite shower room.

### Ensuite

5'7 x 6'11 (1.70m x 2.11m)

Double glazed Velux window to the front aspect, tiled walls surround, vanity sink unit, WC, corner shower unit with integrated storage area and tiled flooring throughout.

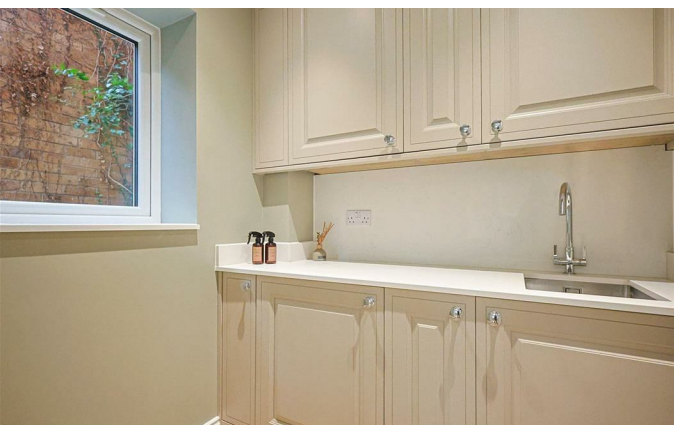
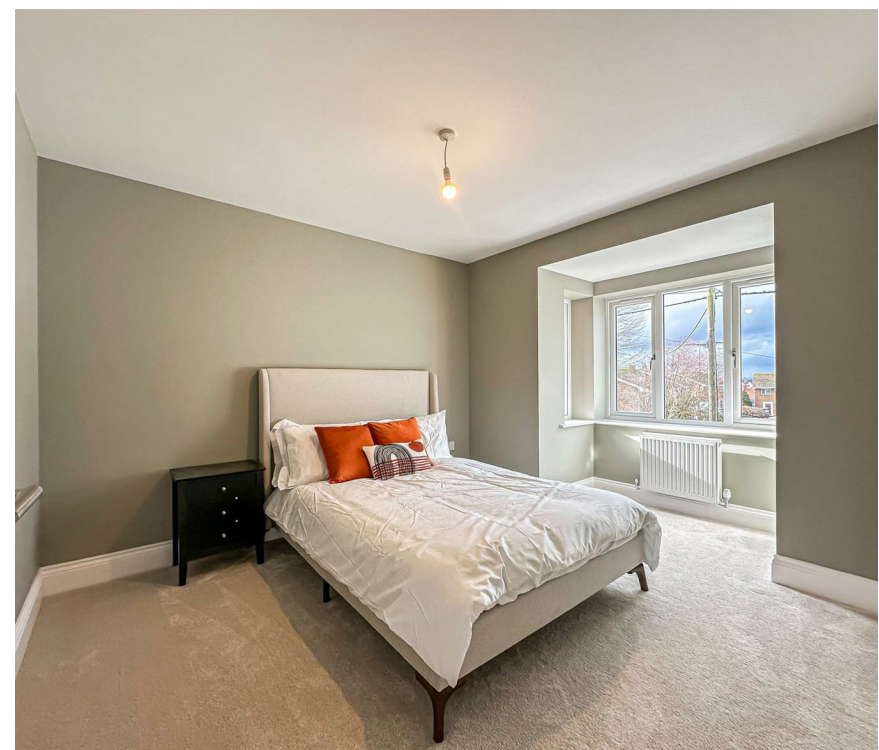
### Bedroom Two

10'1 x 14'10 (3.07m x 4.52m)

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator, power points, carpeted flooring throughout and access to ensuite shower room.









## Ensuite

7'4 x 4'1 (2.24m x 1.24m)

Smooth ceiling with pendant ceiling light, obscure double glazed window to the side aspect, corner shower unit with rainfall shower head, vanity sink unit, WC, tiled walls surround and tiled flooring.

## Bedroom Three

10'1 x 13'4 (3.07m x 4.06m)

Smooth ceiling with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points and carpeted flooring throughout.

## Bedroom Four

10'11 x 7'0 (3.33m x 2.13m )

Smooth ceiling with pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator, carpeted flooring throughout and power points.

## Bathroom

6'11 x 6'4 (2.11m x 1.93m)

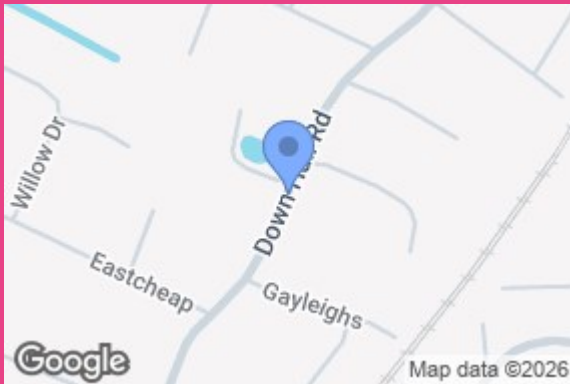
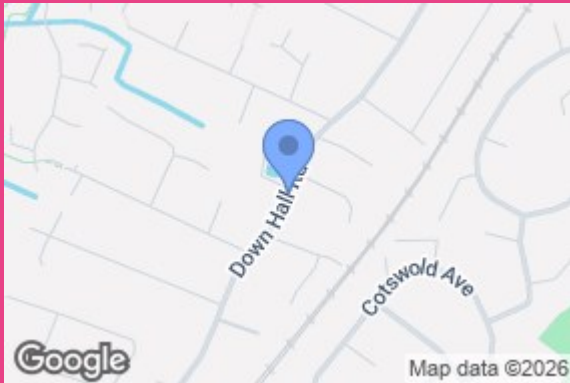
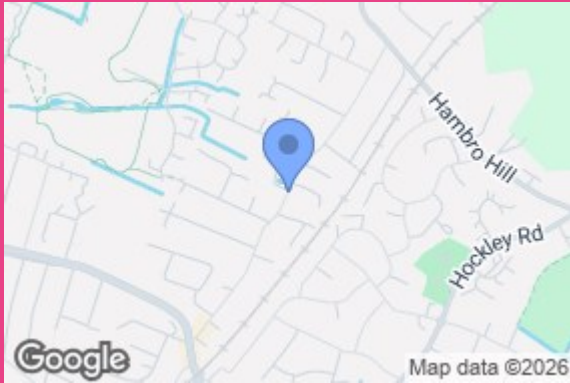
Smooth ceiling with inset spotlights, obscure double glazed window to the rear aspect, WC, vanity sink unit, panelled bath unit, heated towel rail, tiled surrounds and tiled flooring throughout.

## Agents Notes

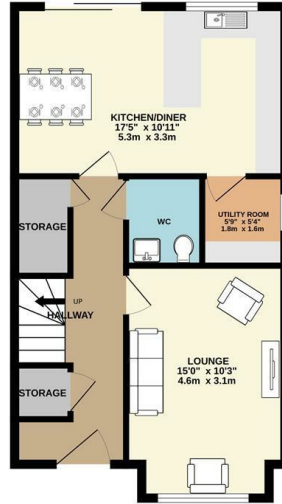
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold





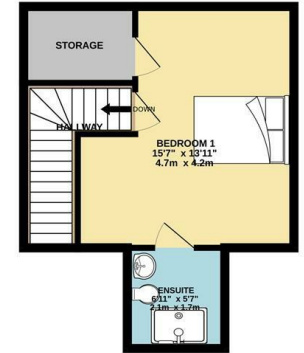
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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