



Plot 1

Down Hall Road | | Rayleigh | SS6 9JX

Guide Price £650,000



Register.

Just three brand new
4 bedroom family homes with
quality specifications

4 Bedrooms | 5th Floor | 1st Floor | 2nd Floor
Dressing Room | Open plan kitchen | Dining / Family Area
Frontal Lounge | 1st Floor Garden

bear
Estate Agents

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

OPEN EVENING - Friday 28th November, 5:00pm - 7:30pm
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.

Arranged over three well-proportioned floors, the home is designed with a stylish Mark James shaker-style kitchen complete with integrated appliances, complemented by underfloor heating throughout the ground floor and energy-efficient solar panels. Thoughtfully planned for modern living, the property is future-proofed with CAT 6 cabling for fast and reliable connectivity ideal for home working or streaming as well as provisions for EV charging ports.

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 Iron Works.

- Underfloor Heating Throughout Ground Floor With Touch Screen Heating Controls
- South Facing Garden
- Off Street Parking
- Ensuite to Master Bedroom
- Four Bedroom Detached
- Hive Heating 3 Zones Controlled By Phone
- Close to the Station
- Immaculately presented throughout

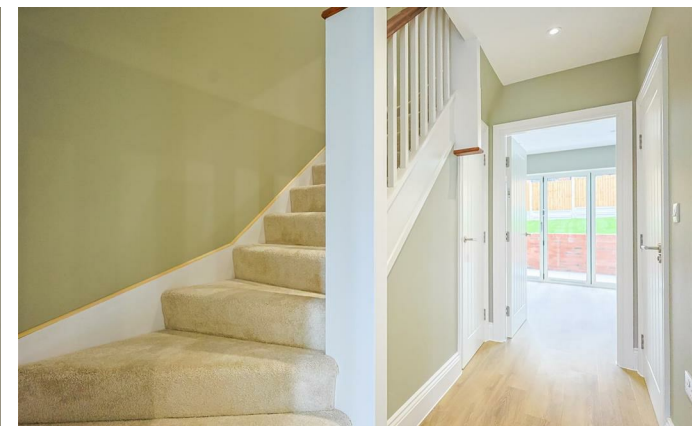
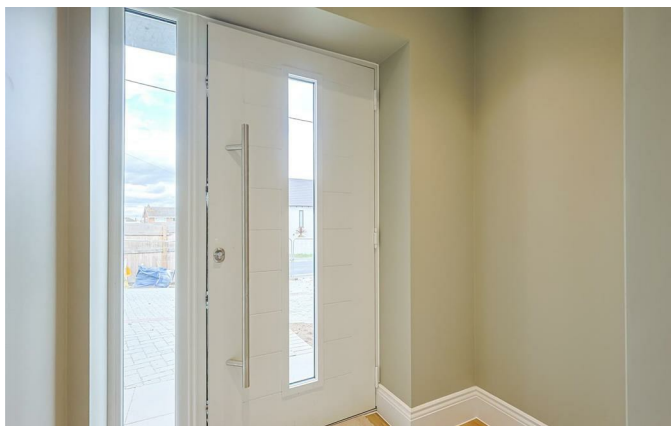
Entrance Hall

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 Amtico LVT flooring throughout.

WC

Smooth ceiling with inset spotlights, vanity sink unit with tiled splashbacks, WC and Amtico 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)

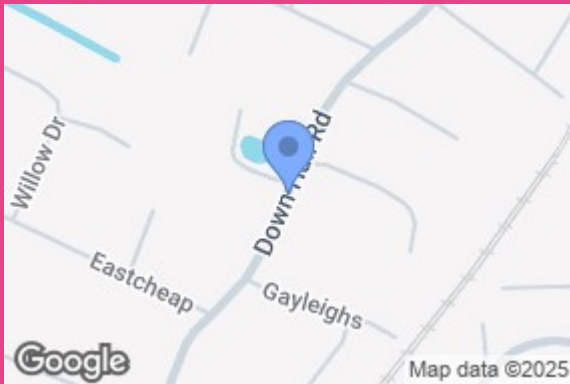
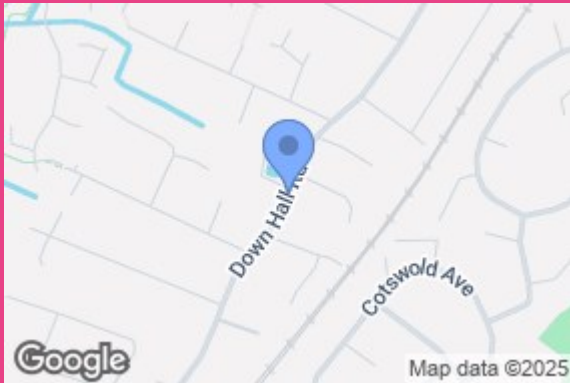
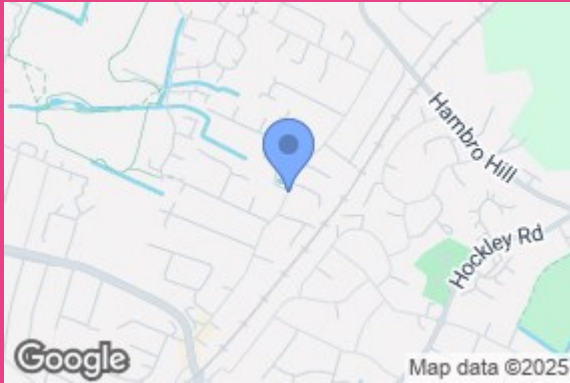
Smooth ceiling with inset spotlights, obscure double glazed window to the rear aspect, WC, vanity sink unit, panelled bath unit, heated towel rail, tiled surrounds and tiled flooring throughout.

Agents Notes

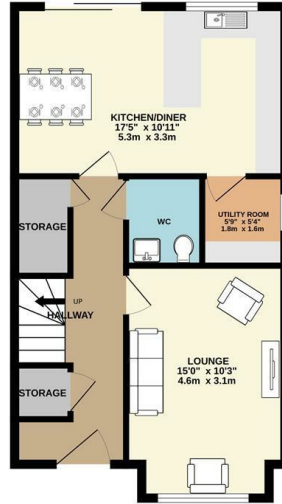
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should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

Tenure - Freehold





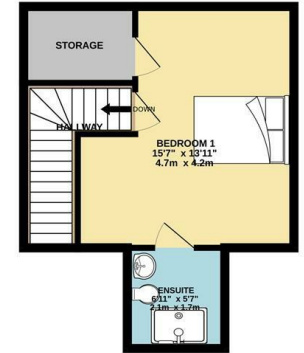
GROUND FLOOR



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.
Made with Metropix ©2025

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	

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>