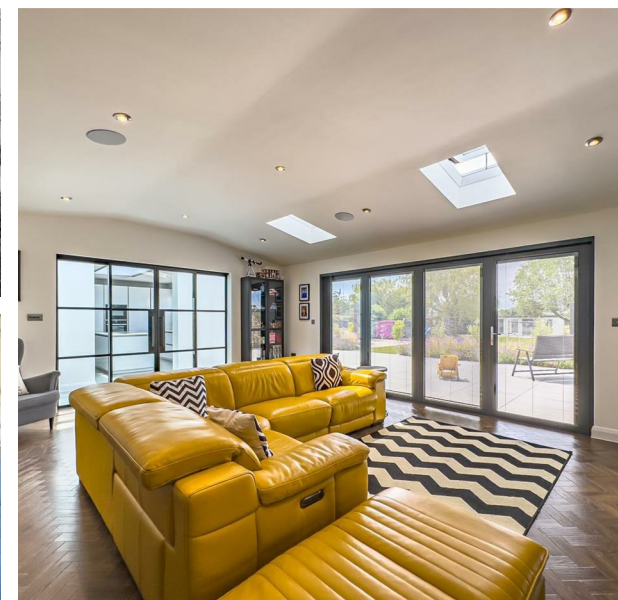


Mayfield Pudsey Hall Lane, Canewdon, Rochford, SS4 3RY  
£875,000

**bear**  
*Estate Agents*



Mayfield is more than just a property—it's a lifestyle. This charming detached bungalow is set on a generous third-of-an-acre plot, offering ample space and tranquillity. As you step inside, you are greeted by inviting reception rooms perfect for relaxation or entertaining. The home features three bedrooms, including a master bedroom with its own toilet, and a main family bathroom, ensuring comfort and privacy for the whole family.

The real gem of this home is the open-plan kitchen-dining area, flooded with natural light from the lantern and double-glazed windows that offer views of the beautiful rear garden. The kitchen is equipped with high-end appliances and an island that is ideal for both culinary endeavours and hosting gatherings. This space flows seamlessly into the main lounge, where bifolding doors open up to reveal a stunning landscaped rear garden. Whether enjoying your morning coffee with the sun streaming in or hosting a summer barbecue, this space effortlessly brings the outside in.

The recently landscaped rear garden is a true selling point of this property. It begins with a porcelain patio area spanning the width of the home, perfect for outdoor entertaining. Further into the garden, a large pagoda area provides a serene spot for unwinding in the evening. The west-facing garden ensures sunlight throughout the day and features a bark area with a climbing frame for children, a lush lawn for various activities, and space for gardening enthusiasts. The garden is completely un-overlooked, surrounded by countryside views and the sounds of nature. It leads down to outbuildings, including a large outdoor office with power and internet, and a versatile games room offering additional space for work or entertainment.

Internal viewings are a must to appreciate this one of a kind home.

### Frontage

Approached by an independent gravel driveway with off street parking for six vehicles, access to the side, flower beds, mature shrubs, brick wall and fence surrounds, laid to lawn area with potential for extra parking.

### Entrance Hall

Property is entered by a composite front door with obscure glass, smooth ceilings with centre ceiling spotlights, wall mounted radiators and power points.

### Open Plan Kitchen/Diner

15'10" x 14'9"

Tiled floors, smooth ceilings with inset ceiling spotlights, inset speakers, large lantern, double glazed windows to the rear aspect, power points, storage. The Kitchen comprises of a range of eye and base gloss finish units, incorporating a quartz work surface with quartz splashback, double sink with mixer tap and draining board, integrated double NEFF oven, integrated fridge/freezer, integrated larder cupboard, large island with units, integrated bin, four ring induction hob with integrated extractor fan, integrated dishwasher and an open archway into the hallway area which has integrated floor to ceiling storage cupboards, double glazed pitched roof and a courtesy door leading to the garden.

### Living Room

21'0" x 16'1"

Parquet flooring, smooth ceilings, skylights, integrated speakers, inset centre ceiling spotlights, bespoke media wall with electric fireplace, space for large TV, space for integrated storage and double glazed bifolding doors with inset blinds onto the rear garden.

### Utility Room

4'8" x 7'2"

Amtico flooring, smooth ceilings with inset spotlights, space for fridge freezer, obscure double glazed window facing the side aspect, power points, space for storage and plumbing for washer/dryer.

### Bedroom One

11'5" x 13'9"

Amtico flooring, double glazed windows to the front aspect, CAT 6 cabling, wall mounted radiator, power points, loft access, built in bespoke wardrobes and door into the Ensuite.

### Ensuite

3'10" x 4'7"

Tiled floors, tiled surrounds, inset spotlights, obscure double glazed window facing the side aspect, comprises of a two piece suite with a bespoke vanity sink unit and a WC.

### Main Bathroom

10'11" x 5'9"

Comprises of a three piece suite with a vanity sink unit, WC, panelled bath with rainfall shower head and handheld shower, tiled floors, tiled surrounds, obscure double glazed window facing the rear aspect, chrome heated towel rail, extractor fan and smooth ceilings with inset spotlights.

### Bedroom Two

9'11" x 7'5"

Carpet throughout, double glazed windows, CAT 6 Cabling, smooth ceilings with pendant ceiling light, wall mounted radiator, power points and space for storage.

### Bedroom Three

10'7" x 9'10"

Carpet throughout, smooth ceilings with pendant ceiling light, double glazed window, wall mounted radiator, CAT 6, integrated storage and power points.

### Garage

Roller electric shutter door and electric car charger.

### Rear Garden

Commences and immediate porcelain patio area with space for seating, access to the front, mature shrubs, flower beds, landscaped garden with steps down with shingle stone pathway to further outbuildings and decking areas.

### Games Room

24'0" x 12'10"

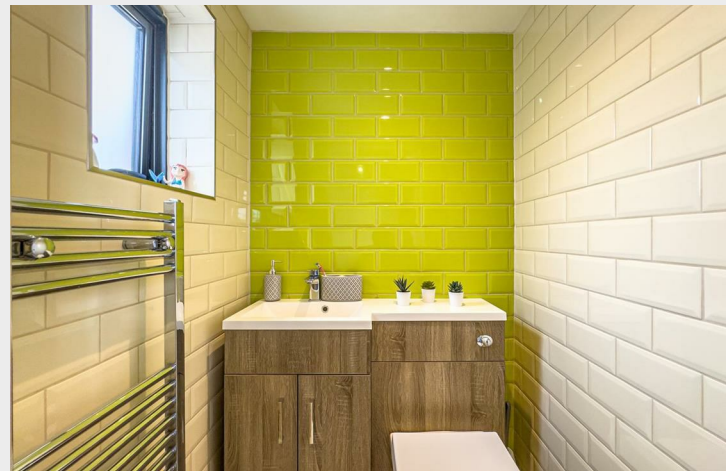
Power, double glazed french doors to the front aspect, double glazed windows, storage and a versatile space with potential use for anything.

### Office

15'2" x 15'4"

Power, wood flooring throughout, pendant ceiling light, double glazed window to the rear, side and front aspect and french doors leading onto the front aspect.







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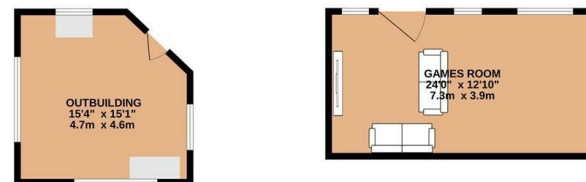
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GROUND FLOOR  
1315 sq.ft. (122.2 sq.m.) approx.



OUTBUILDING  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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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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	