

Paul Mason Associates



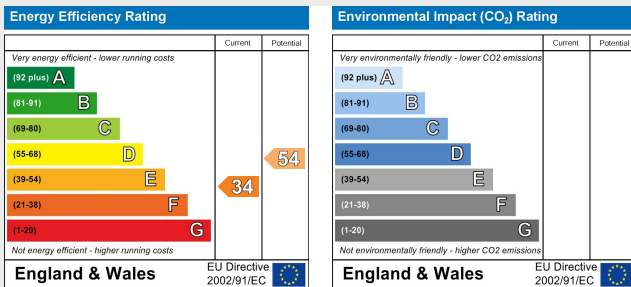
Esplanade, Mayland, CM3 6AL  
Offers in excess of £550,000

- Views Over The River Blackwater
- Detached Family Home
- Three Double Bedrooms
- Family Bathroom
- Open Plan Lounge/Kitchen/Diner
- Re-Fitted Kitchen
- Secluded Rear Garden
- Driveway Parking For Six Cars
- Double Garage
- EPC - F

Picturesque views over the River Blackwater. Much improved by the current owners this spacious three double bedroom, detached family home is situated within the popular location of Maylandsea, a village within the Dengie Peninsular, just off the coast of the River Blackwater which provides views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few. The accommodation comprises an entrance hallway leading to a family bathroom, inner hallway with access to the rear garden, three double bedrooms, with bedroom one benefitting from an en-suite room and fitted wardrobes. To the first floor which is open plan boasts a spacious refitted and high spec kitchen area, dining space and a lounge area.. Externally, the property is set back from the road with a well maintained rear garden and to the front there is off-road parking for numerous vehicles with a side access to the double garage. To appreciate fully the size and presentation of this property, an internal viewing is recommended..

# Awaiting

# Floorplan



## Distances

Maylandsea Primary School -

0.6 miles

Althorne Railway Station - 5

miles

Maldon Town Centre - 6.8 miles

London Southend Airport - 23

miles

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

6.4m x 2.0m (20'11" x 6'6")

Composite entrance door with side screens. Coved ceiling.

Inset spotlights. Oak staircase

with storage below. Storage

cupboard. Wood effect flooring.

Radiator. Doors to :-

#### Bedroom One

3.4m x 3.2m (11'1" x 10'5")

Double glazed French doors

leading to rear garden. Coved

ceiling. Built in wardrobes.

Radiator. Door to :-

#### En-Suite

2.0m x 1.6m (6'6" x 5'2")

Obscure double glazed window

to side. Inset spotlights.

Plumbing connected. Ready to

put a brand new three piece

suite.

#### Bedroom Two

5.4m x 3.2m (17'8" x 10'5")

Double glazed windows to front,

side and rear. Coved ceiling.

Inset spotlights. Radiator.

#### Bedroom Three

3.4m x 2.4m (11'1" x 7'10")

Double glazed window to front.

Coved ceiling. Built in

wardrobes. Radiator.

#### Family Bathroom

2.4m x 1.8m (7'10" x 5'10")

Three piece suite comprising

panelled bath with attachments,

pedestal wash hand basin and

low level WC. Inset spotlights.

Tiled walls. Radiator.

#### Inner Hallway

Door leading to rear garden.

Door leading to Hallway. Wood

effect flooring.

### FIRST FLOOR

#### Open Plan Lounge/Kitchen/Diner

9.3m x 7.8m (30'6" x 25'7")

Double glazed windows to front,

side and rear. Two double

glazed French doors leading to

balcony with spectacular views

over the River Blackwater to the

rear. Inset spotlights. Open

fireplace with feature brick

surround. Oak staircase leading

to ground floor. Wood effect

flooring. Radiator.

Kitchen Area: Recently refitted

modern grey units fitted to eye

and base level with solid oak

work surfaces. Undercounter

lighting. Inset sink with drainer.

Integrated Four ring hob with

extractor over, single oven,

microwave, fridge-freezer,

additional freezer, dishwasher,

washing machine and large wine

cooler.

### EXTERIOR

#### Double Garage

Electric roller door. Pedestrian

door to side leading to rear

garden. Power and lighting

connected.

#### Rear Garden

Commencing with a paved patio

seating area with the remainder

laid to lawn with flower and

shrub borders. Gated to two

sides providing access to

frontage. Outside tap. Fenced to

boundaries. Extensive views

over the Blackwater Estuary.

#### Frontage

Grey shingle driveway providing

off road parking for numerous

vehicles. Outside lighting.

Access to double garage. Side

access to rear garden.

## Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric Central

Heating

Local Authority - Maldon - F

## Viewings

Strictly by appointment only

through the selling agent Paul

Mason Associates 01245

382555.

## Important Notices

We wish to inform all

prospective purchasers that we

have prepared these particulars

including text, photographs and

measurements as a general

guide. Room sizes should not be

relied upon for carpets and

furnishings. We have not

carried out a survey or tested

the services, appliances and

specific fittings. These

particulars do not form part of a

contract and must not be relied

upon as statement or

representation of fact.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946  
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