

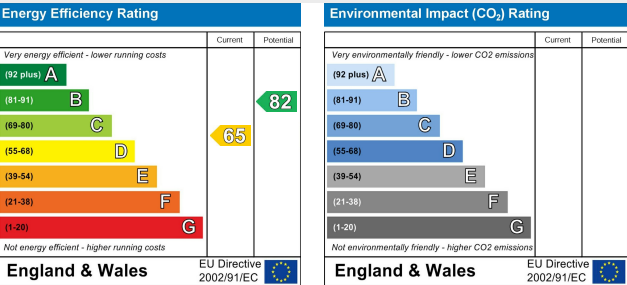
Paul Mason Associates



North Drive, Mayland, Essex, CM3 6AG

Offers in excess of £635,000

- Impressive Detached House
- Measuring Approximately 1,820 sq.ft
- Five Bedrooms
- Two ensuites & Family Bathroom
- Refitted Kitchen/Breakfast and Sitting Room Area
- Three Reception Rooms
- Walking Distance To River & Marina
- Outbuilding Home Office/Games Room
- Approx. Quarter of an Acre
- Extensive Off Road Parking
- EPC - D

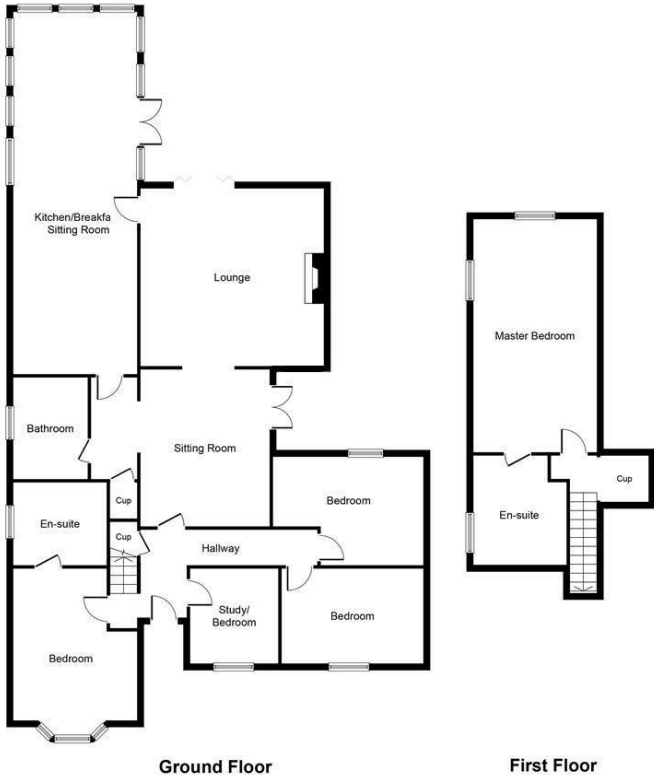


A stunning five bedroom detached residence offering versatile accommodation on a plot of approx. quarter of an acre. The property has been modernized by the current sellers over the last couple of years which includes a refitted kitchen/breakfast room with Quartz work surfaces including a breakfast bar separating the kitchen from the dining/seating area. The en-suite has also been refitted and the property has undergone total redecoration throughout including internal doors and new windows.

The accommodation comprises a re-fitted open plan kitchen/breakfast/sitting room, lounge, additional sitting room, bedroom one and bedroom two both benefiting from fitted en-suites and a family bathroom.

Externally the rear garden has been landscaped with lighting all around and measures approx. 105' x 50' commencing a beautiful paved terrace with established display beds and a useful outbuilding which could be used as a home office or games room. The property is set back from the road with a gravel driveway providing ample parking.

The property is located on a sought after road in the village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing 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, primary school and an outstanding nursery. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few..



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Accommodation

GROUND FLOOR

Entrance Hall

Inner Hall

Kitchen/Breakfast/Sitting Room
9.66m x 3.56m (31'8" x 11'8")

Lounge
5.31m x 5.05m (17'5" x 16'6")

Sitting Room
4.51m x 3.48m (14'9" x 11'5")

Bathroom

Bedroom
3.63m x 2.78m (11'10" x 9'1")

Bedroom
3.62m x 2.61m (11'10" x 8'6")

Snug/Study
2.67m x 2.56m (8'9" x 8'4")

Bedroom
4.27m x 3.36m (14'0" x 11'0")

Ensuite

FIRST FLOOR

Landing

Bedroom One
5.66m x 3.46m (18'6" x 11'4")

Ensuite

EXTERIOR

Rear Garden 104' x 50'

Home Office/Games Room
6.19m x 3.62m (20'3" x 11'10")

Side Garden

Courtyard Garden

Front Garden

Services
Gas- Mains
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Gas
Local Authority - Maldon District Council

Viewings.
Strictly by appointment only
through the selling agent Paul
Mason Associates on 01621
742310.

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.

Should you be successful in
having an offer accepted on a
property through ourselves, then
there is an administration
charge of £25 inc. VAT per
person (non-refundable) to
complete our Anti Money
Laundering Identity checks.



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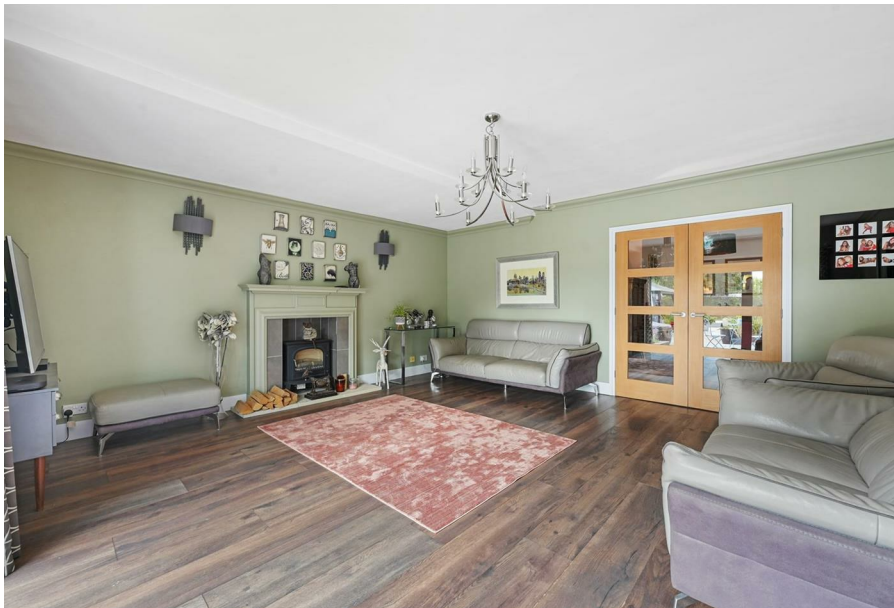
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Paul Mason Associates Limited Registered in England Number - 6767946
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