

Paul Mason Associates

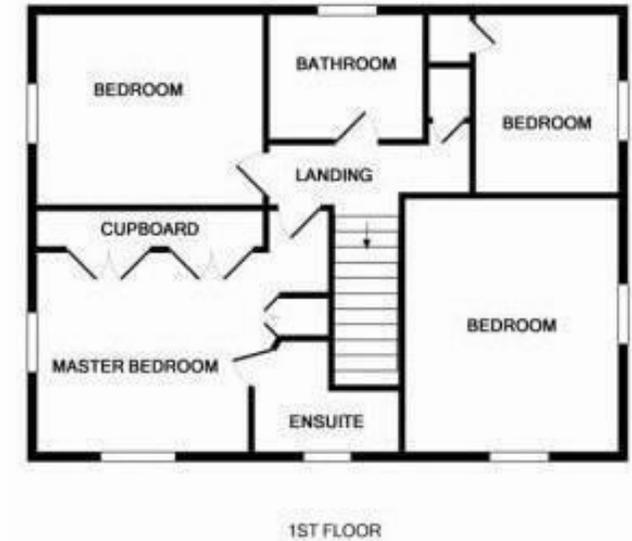


Teal Avenue, Mayland, Essex, CM3 6TU
Guide price £440,000

- Four Bedroom Detached Family Home
- Spacious Accommodation Throughout
- Master Bedroom with En-Suite
- Refitted 21' x 14'11 Kitchen/Dining Room
- Re-Fitted Family Bathroom Plus Ground Floor Cloakroom
- Secluded Rear Garden
- Off-Road Parking for a Number of Vehicles
- Single Garage
- No Onward Chain
- EPC - C

**** Guide Price - £440,000-£450,000 **NO ONWARD CHAIN**** A spacious four bedroom detached family home which was built in 2011 within a small cul-de-sac. 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.

The accommodation includes a master bedroom with en-suite and three further bedrooms alongside a re-fitted family bathroom to the first floor. On the ground floor there is an entrance hall, 20'7 x 14'0 > 11'4 lounge, 21' max x 14'11 kitchen/dining room, utility room and a cloakroom. The property boasts a good sized well maintained rear garden, off street parking for numerous vehicles, along with a single garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	79	85	85
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Distances

Maylandsea Primary School - 0.5 miles

Althorne Train Station - 4.1 miles

Maldon High Street - 7.2 miles

London Southend Airport - 21.7 miles

All mileages are approximate

Accommodation

GROUND FLOOR

Entrance Hall

Half glazed entrance door and side screen. Stairs to first floor and understairs recess. Walk-in cloaks cupboard. Tiled Flooring. Radiator.

Lounge

6.29m x 4.28m > 3.47m (20'7" x 14'0" > 11'4")

Double glazed walk-in bay window to front with further windows to front and side. T.V point. Radiator.

Kitchen/Breakfast Room

6.41m max x 4.56m (21'0" max x 14'11")

Double glazed walk-in bay window to rear with glazed french doors and side screens. Further windows to rear and side. Refitted kitchen with extensive range of matching units fitted to eye and base level, finished with wood effect work surfaces. Inset ceramic bowl sink unit and drainer grooves to side with tiled splashbacks. Built in double electric oven and five ring hob with extractor hood over. Integrated wine cooler

and dishwasher. Space for American fridge/freezer. T.V Point. Tiled flooring. Radiator. Doors to:

Utility Room

Double glazed window to side. Units fitted to base level with laminate roll top work surface and matching surround. Stainless steel sink unit. Plumbing for washing machine. Tiled floor. Radiator.

Cloakroom

White suite comprising low level w.c. and pedestal wash hand basin with tiled splash back. Tiled Flooring.

FIRST FLOOR

Landing

Stairs to ground floor. Airing cupboard housing hot water cylinder and immersion. Access to loft space.

Master Bedroom

4.67m x 3.56m (15'3" x 11'8")
Double Glazed windows to rear and side, built in wardrobes. T.V point. Radiator. door to -

En-Suite

Obscure double glazed window to side. White suite comprising enclosed tiled shower cubicle, pedestal wash hand basin and low level w.c. Tiled Flooring. Inset spotlights. Radiator.

Bedroom Two

4.00m x 3.13m (13'1" x 10'3")
Double glazed window to rear. Radiator.

Bedroom Three

3.67m x 3.57m (12'0" x 11'8")
Double glazed window to front and side. T.V point. Radiator.

Bedroom Four

3.67m x 2.52m (12'0" x 8'3")
Double glazed window to front and built-in cupboard. Radiator.

Bathroom

Double glazed obscure window to side. White suite comprising panelled bath with mixer taps and shower unit and tiled surround, pedestal wash hand basin with tiled splash back and low level w.c. Radiator. Inset spotlights. Extractor fan. Tiled flooring.

EXTERIOR

Rear Garden

Commencing with a paved patio area overlooking the remainder of the gardens which are laid to lawn with steps up to a raised timber decking area to the rear. Gate to side.

Front Garden

Gravel area to front. Access to entrance door and side leading to parking and garage.

Single Garage

Up and over door and parking to the front.

Services

Gas- Mains
Electric- Mains
Water- Mains

Drainage- Mains

Heating- Gas Central Heating

Local Authority - Maldon District

Council - Tax Band - E

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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