

Paul Mason Associates



Esplanade, Mayland, CM3 6AW  
Asking price £900,000

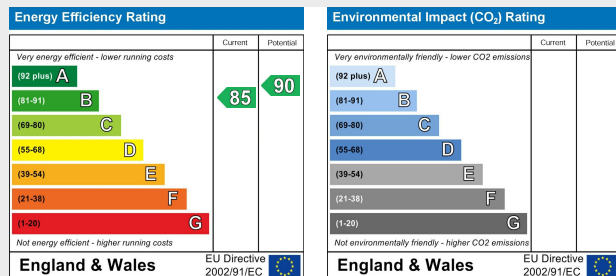
- No Onward Chain
- Far Reaching Views Over The Blackwater Estuary
- Stunning Open Plan Kitchen/ Dining Room
- Five Double Bedrooms
- Three/Four Reception Rooms
- Versatile Accommodation Throughout
- Approx 138ft Driveway
- South Facing Garden
- 6 Year NHBC Warranty
- EPC - B

This stunning extremely well presented five bedroom detached house is located 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 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 is incredibly spacious throughout, the ground floor comprising a generous entrance hall, kitchen/dining room, utility room, two reception rooms, a cloakroom and two bedrooms, one benefitting from an en-suite. The staircase leads up to the first floor landing which provides access to bedroom one which has an en-suite, two further double bedrooms, and a second lounge/reception room with a balcony providing idyllic views over the River.

Externally the property boasts an extensive driveway providing off road parking for numerous vehicles. The frontage also benefits from a raised entertainment seating area with scenic views over the River Blackwater. To the rear of the property is a beautifully landscaped rear garden which is mainly laid to lawn with raised flower beds, a paved patio and decked seating area.

Viewings come highly recommended to fully appreciate the property on offer.



## ACCOMMODATION

### GROUND FLOOR

#### Hallway

6.4m x 4.6m (20'11" x 15'1")

#### Lounge

4.3m x 4.3m (14'1" x 14'1")

#### Kitchen/Dining Room

7.6m x 4.3m (24'11" x 14'1")

#### Utility Room

3.2m x 3.1m (10'5" x 10'2")

#### Boiler Room

2.2m x 1.0m (7'2" x 3'3")

#### Study

4.1m x 2.6m (13'5" x 8'6")

#### Cloakroom

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

#### Bedroom

4.2m x 4.0m (13'9" x 13'1" )

#### En-Suite

2.8m x 1.6m (9'2" x 5'2")

#### Reception Room

6.4m x 3.5m (20'11" x 11'5")

### FIRST FLOOR

#### Landing

#### Lounge

5.5m x 4.3m (18'0" x 14'1" )

#### Bedroom One

5.0m x 4.2m (16'4" x 13'9")

#### En-Suite

3.2m x 1.7m (10'5" x 5'6")

#### Bedroom

4.4m x 4.2m (14'5" x 13'9" )

#### Bedroom

4.3m x 4.3m (14'1" x 14'1")

#### Two Storage Cupboards

#### Family Bathroom

2.4m x 1.7m (7'10" x 5'6")

### EXTERIOR

#### Frontage

#### Rear Garden

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

#### 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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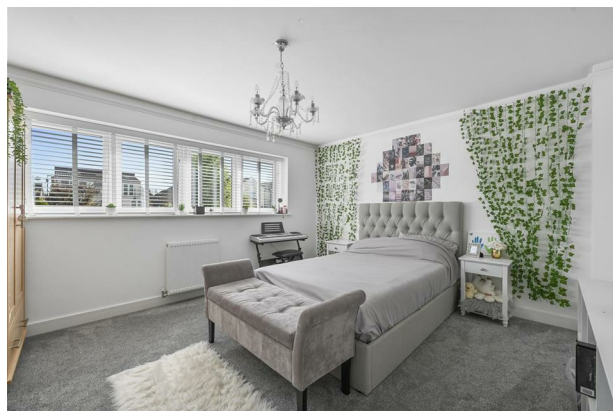
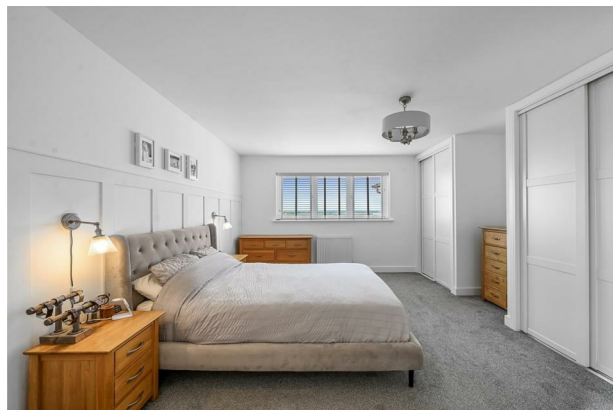
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