

Paul Mason Associates



Nipsells Chase, Mayland, CM3 6EH  
Guide price £525,000

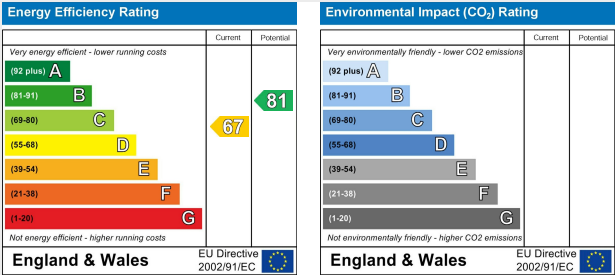


- Four Bedroom Detached House
- Three Reception Rooms
- En-Suite to Bedroom One
- Fitted Family Bathroom
- Cloakroom
- Village Location
- Secluded Rear Garden
- Double Garage
- Driveway To The Front And A Additional Driveway At The Side Of The Property
- EPC - D

A well presented substantial four bedroom detached residence. The accommodation comprises a hallway, lounge, fitted kitchen/breakfast room, utility room, dining room, study and a fitted cloakroom. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, three further double bedrooms and a fitted four piece bathroom suite.

Externally the property benefits from a large double garage to the side as well as off road parking for four vehicles to the front. The rear gardens consists of a patio seating area with the remainder laid to lawn with various trees and shrubs, timber summer house with power and light connected. Viewings come highly recommended to fully appreciate the size and condition of the property on offer.

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.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

3.7m x 2.7m (12'1" x 8'10")

#### Lounge

6.4m x 3.4m (20'11" x 11'1")

#### Study

2.6m x 2.2m (8'6" x 7'2")

#### Cloakroom

2.0m x 1.0m (6'6" x 3'3")

#### Dining Room

2.8m x 2.7m (9'2" x 8'10")

#### Kitchen/Breakfast Room

3.8m x 3.0m (12'5" x 9'10")

#### Utility Room

2.8m x 1.2m (9'2" x 3'11")

### FIRST FLOOR

#### Landing

3.7m x 3.0m (12'1" x 9'10")

#### Bedroom One

3.6m x 3.4m (11'9" x 11'1" )

#### En-suite

2.6m x 1.5m (8'6" x 4'11")

#### Bedroom Two

3.6m x 2.9m (11'9" x 9'6")

#### Bedroom Three

3.3m x 2.9m (10'9" x 9'6")

#### Bedroom Four

3.32 x 3.2 (10'10" x 10'5")

#### Family Bathroom

2.7m x 1.9m (8'10" x 6'2")

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District  
Council

### Viewings

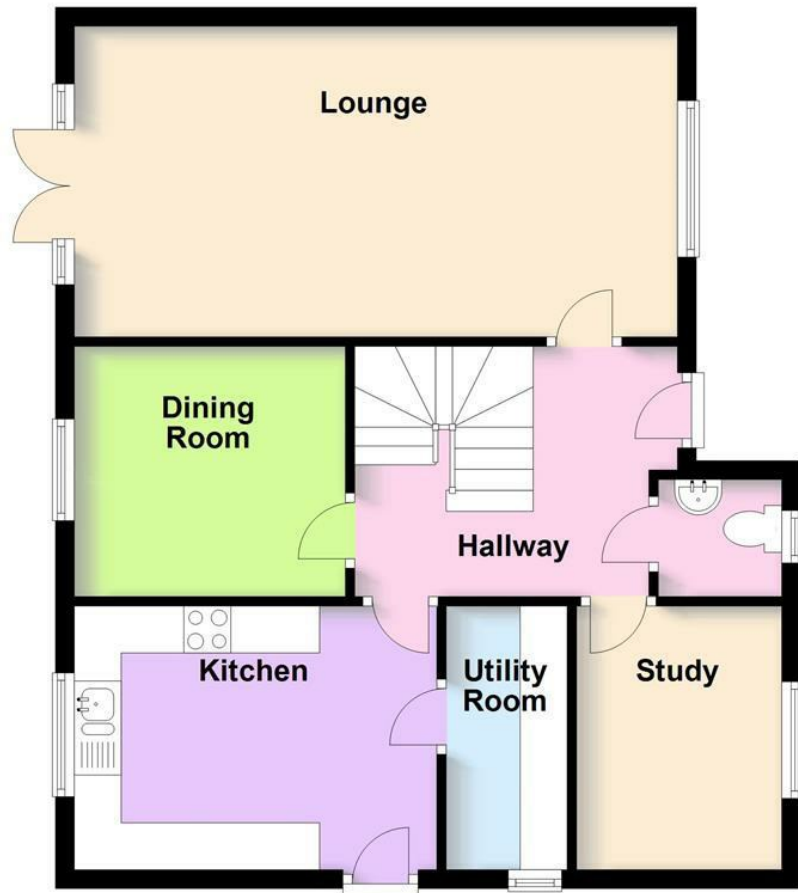
Strictly by appointment only through  
the selling agent Paul Mason  
Associates 01245 382555.

### Important Notices

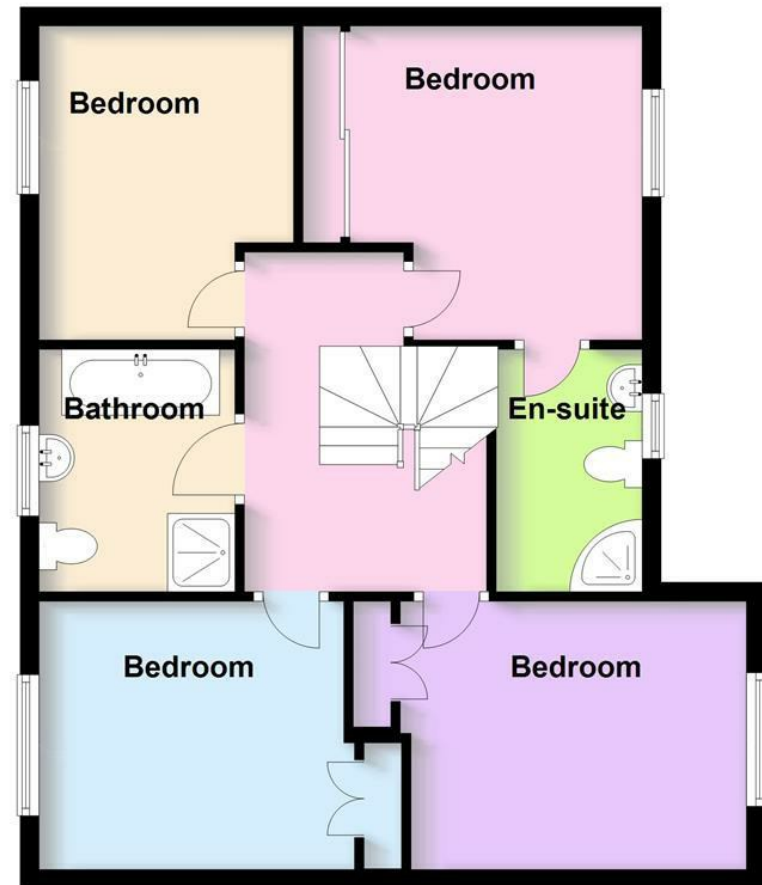
We wish to inform all prospective  
purchasers that we have prepared  
these particulars including text,  
photographs and measurements as  
a general guide. Room sizes should  
not be relied upon for carpets and  
furnishings. We have not carried out  
a survey or tested the services,  
appliances and specific fittings.  
These particulars do not form part  
of a contract and must not be relied

upon as statement or representation  
of fact.

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.





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