

Paul Mason Associates



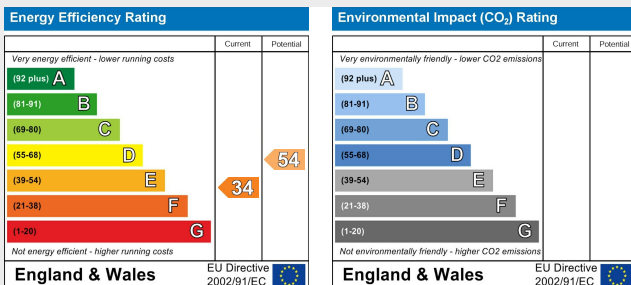
Esplanade, Mayland, CM3 6AL  
Offers in excess of £550,000

- 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.



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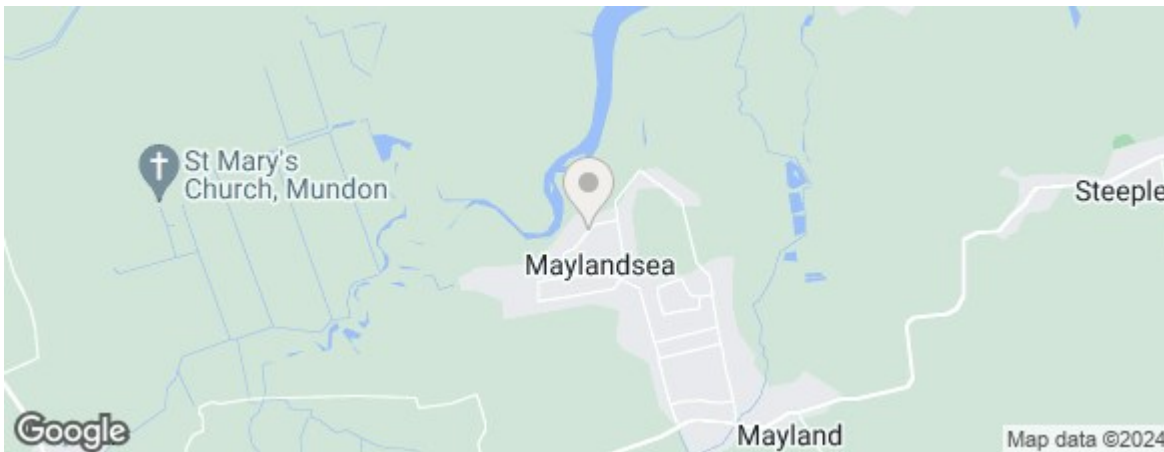
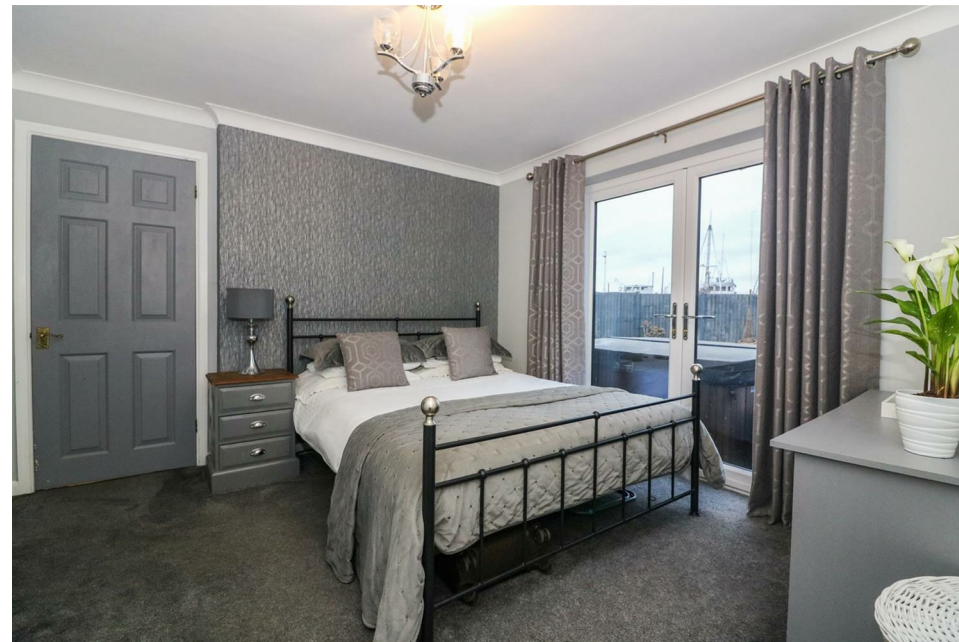
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