

Paul Mason Associates



Steeple Road, Mayland, Essex, CM3 6BE  
Offers in the region of £575,000

- Five Double Bedrooms
- Spacious Accommodation Throughout
- Four Reception Rooms
- Utility Room
- En-Suite & Family Bathroom
- Galleried Landing
- Village Location
- Secluded Rear Garden
- Numerous Off-Road Parking
- EPC - TBC

This substantial five bedroom detached family house is located within Mayland, 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 a large entrance hall, sitting room, living room, conservatory, dining area, kitchen, utility room, integral garage and a cloakroom. To the first floor the galleried landing provides access to the main bedroom which benefits from en-suite, four further double bedrooms with a fitted family bathroom. Externally there is an extensive driveway with parking for numerous vehicles to the front of the property. The rear garden has a large decked seating area with mature gardens surrounding. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.

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Produced by Elements Property

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>79</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

## Distances

Southminster Train Station - 4.3 miles  
Burnham-on-Crouch - 5.3 miles  
A12 - 16.8 miles  
Maldon - 8.1 miles

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

3.4m x 2.6m (11'1" x 8'6" )  
Double glazed door to front. Double glazed window to front. Coved ceiling. Stairs to first floor. Wood effect flooring. Radiator. Doors to;

#### Sitting Room/Study

4m x 3.5m (13'1" x 11'5" )  
Double glazed window to front. Coved ceiling. T.V point. Radiator.

#### Cloakroom

1.8m x 1m (5'10" x 3'3" )  
Obscure double glazed window to front. Two piece white suit comprising wash hand basin. Low level WC. Coved ceiling. Part tiled walls. Wood effect flooring. Radiator.

#### Living Room

6.3m x 4m (20'8" x 13'1" )  
Two double glazed windows to side. Coved ceiling. Feature fireplace. T.V point. Radiator. Doors to;

#### Conservatory

4.4m x 2m (14'5" x 6'6" )  
Sliding patio doors leading to rear garden. Double glazed windows to rear. Radiator.

#### Dining Area

4.4m x 3.5m (14'5" x 11'5" )  
Double glazed sliding doors leading to rear garden. Coved ceiling. Tiled underfloor heating. Radiator.

#### Kitchen

4.6m x 2.6m (15'1" x 8'6" )  
Double glazed window to rear. Cream units fitted to eye and base level. Wood effect work surfaces. Inset sink and drainer. Space for a range style cooker. Integrated fridge/freezer, microwave and dishwasher. Inset spotlights. Tiled under flooring heating.

#### Utility Room

2.8m x 2m (9'2" x 6'6" )  
Double glazed to side. Wooden door leading to rear garden. White units fitted to eye and base level. Stone effect work surfaces. Inset sink and drainer. Space for washing machine and tumble dryer. Tiled flooring.

#### Integral Garage

5m x 4.7m (16'4" x 15'5" )  
Up and over door to front. Power and light connected. Personal door to kitchen. Fitted gas boiler.

### FIRST FLOOR

#### Galleried Landing

6.3m x 4.2m (20'8" x 13'9" )  
Coved ceiling. Stairs to ground floor. Airing cupboard. Doors to;

#### Bedroom One

5m x 4m (16'4" x 13'1" )  
Double glazed window to front. Coved ceiling. Built in wardrobes. T.V point. Radiator. Door to;

#### En-Suite

2.2m x 1.8m (7'2" x 5'10" )  
Obscure double glazed window to side. Three piece suite comprising corner shower with attachments. Vanity wash hand basin with storage below. Low level w/c. Inset spotlights. Tiled walls. Wood effect flooring. Radiator.

#### Bedroom Two

4.7m x 2.9m (15'5" x 9'6" )  
Double glazed window to front. Coved ceiling. Built in wardrobe space. Radiator.

#### Bedroom Three

4m x 2.6m (13'1" x 8'6" )  
Double glazed window to rear. Coved ceiling. Radiator.

#### Bedroom Four

3.3m x 3m (10'9" x 9'10" )  
Double glazed window to rear. Coved ceiling. Built in wardrobes. Radiator.

#### Bedroom Five

3.4m x 2.7m (11'1" x 8'10" )  
Double glazed window to rear. Coved ceiling. Radiator.

#### Family Bathroom

2.4m x 1.7m (7'10" x 5'6" )  
Obscure double glazed window to rear. Three piece suite comprising panelled bath with attachments and shower screen. Vanity wash hand basin with storage below and low level WC. Coved Ceiling. Part tiled walls. Tile effect flooring. Heated towel rail.

#### Exterior

#### Rear Garden

Mature rear garden commencing with a large decked seating area. Remainder laid to lawn with various mature trees and flowers. Fencing to boundaries. Access to frontage via side gate. Outside lighting.

#### Frontage

An 'In and out' driveway to front with wooden gates providing off road parking for numerous vehicles. Access to large garage, entrance hall and rear garden via side-gate. Outside lighting.

#### Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating  
Local Authority - Maldon

#### 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.



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