

Paul Mason Associates



The Drive, Mayland, CM3 6AB
Offers in excess of £600,000

- No Onward Chain
- Self Contained Annexe
- Spacious Accommodation Throughout
- Detached Bungalow
- 29ft Conservatory
- Double Bedrooms
- Family Bathroom
- 100 ft x 70 ft Rear Garden
- Extensive Driveway and Garage
- EPC - F

****No Onward Chain** Self Contained Annex**** This well presented and spacious four bedroom detached bungalow benefits from a fully self contained annexe. The property 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 an entrance hallway, lounge, fitted kitchen/breakfast room, conservatory, bedroom one and further double bedroom alongside a fitted bathroom. The annexe comprises kitchen/breakfast room, double bedroom, lounge/additional bedroom and a fitted shower room. Externally there is an extensive in and out driveway with parking for numerous vehicles to the front of the property, as well as a single garage. The rear garden is mostly laid to lawn with various trees, outbuildings and a paved patio seating/entertainment area. 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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
63	29		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Distances

Maldon Town Centre - 8.2 miles

Mayland Primary School - 0.2 miles

Althorne Railway Station - 4.2 miles

Chelmsford City Centre - 16.2 miles

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

The main double glazed door to the front serves both the bungalow and the annex but PLEASE NOTE there is a personal rear door to the annex and there are internal doors to completely self contain, from the main building, if required. Coved ceiling. Airing-cupboard. Radiator. Doors to :-

Lounge

5.8m x 3.7m (19'0" x 12'1")

Double glazed bay window to front. Double glazed window to

side. Coved ceiling. Brick feature fireplace. Radiator. Archway leading to :-

Kitchen/Breakfast Room

6m x 3.2m (19'8" x 10'5")

Double glazed window to rear. Coved ceiling. Wooden units fitted to eye and base level. Stone effect work surfaces. Sink with drainer. Tiled splash-backs. Four ring hob with extractor hood over. Electric double oven. Space for washing machine, tumble dryer, dishwasher and American fridge-freezer. Tiled flooring. Radiator. Door to :-

Conservatory

9m x 3m (29'6" x 9'10")

This is a substantial all year round room and a great addition to the property. Double glazed windows to rear & sides. Radiator. Hot & cold A/C unit. Tiled flooring. Walk in cupboard housing the oil boiler and offering storage space.

Bedroom One

4m x 3.3m (13'1" x 10'9")

Double glazed window to rear.

Coved ceiling. Built in wardrobes. Radiator.

Bedroom Two (Annexe Main Room)

4m x 2.6m (13'1" x 8'6")

Double glazed window to front. Coved ceiling. Built in wardrobes. Radiator.

Family Bathroom

Obscure double glazed window to rear. Fitted four piece suite comprising large shower cubicle with attachments, panelled bath with attachments, low level WC and vanity wash hand basin with storage below. Inset spotlights. Fully tiled walls. Tiled flooring. Heated towel rail.

Bedroom Three

3.2m x 2.8m (10'5" x 9'2")

Double glazed window to front. Coved ceiling. Radiator.

Annexe Lounge/Bedroom Four

4.5m x 3.2m (14'9" x 10'5")

Double glazed window to rear. Double glazed door leading to rear garden. Coved ceiling. Radiator.

Annexe Kitchen/Breakfast Room

3.3m x 3.2m (10'9" x 10'5")

Double glazed window to front. Units fitted to eye and base level with stone effect work surfaces. Sink with drainer. Tiled splash backs. Four ring hob with extractor hood over. Electric double oven. Space for American fridge freezer and washing machine. Coved ceiling. Wood effect flooring. Radiator.

Annexe Shower Room

Obscure double glazed window to side. Fitted three piece suite comprising large shower cubicle with attachments, low level WC and vanity wash hand basin with storage below. Fully tiled walls. Tiled effect flooring. Radiator.

EXTERIOR

Rear Garden

100ft rear garden offering a private and truly lovely area to enjoy, it commences with a substantial patio and entertaining area which further extends to one side with a BBQ area, leading on

to the garage side door and access to the front. There is a large raised Koi pond with running water and a pergola above with open fencing and an arch with a variety of climbing plants, this continues to a gravel pathway leading to the annex. The remainder of the garden is neatly laid to lawn with an array of mature trees, plants and shrubs and hedging. Three large outbuildings currently being used as entertainment room/home office with power & light connected. To the side of the pond there is a further shed with power and light and also a fish holding tank and an outside tap.

Frontage

In and out driveway providing off road parking for numerous vehicles. Access to rear garden via side gate. Outside lighting.

Garage

Electric roller door to front. Pedestrian side door. Power and lighting connected.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Mains

Local Authority - Maldon

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

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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