

Paul Mason Associates



Esplanade, Mayland, Essex, CM3 6AL

Offers in excess of £425,000



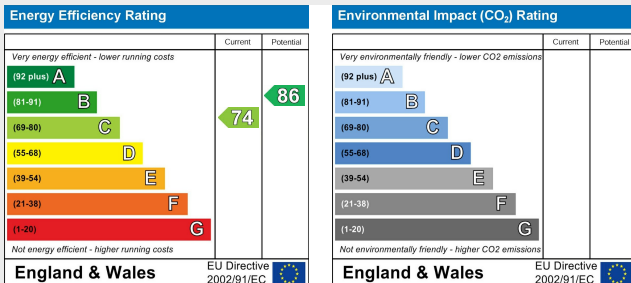
- Detached Bungalow
- Spacious Accommodation Throughout
- Kitchen/Dining Room
- Utility Room
- Lounge
- Three Double Bedrooms
- Village Location
- Secluded Rear Garden
- Numerous Off-Road Parking & Garage
- EPC - C

This well presented three bedroom detached bungalow 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 includes three double bedrooms alongside a re-fitted bathroom. There is a entrance hall, living room, re-fitted kitchen/dining room and utility room. Externally there is an extensive driveway with parking for numerous vehicles to the front leading to garage. The remainder is laid to lawn. To the rear, the property has a well maintained rear garden which is mainly laid to lawn with flower and shrub borders, and a decked seating area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

# Awaiting

# Floorplan



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

6.3m x 2.1m (20'8" x 6'10")  
Composite entrance door with two obscure side windows. Coved ceiling. Inset spotlights. Built in storage cupboard. Wood effect flooring. Radiator. Doors to :-

#### Kitchen/Dining Room

5.7m x 4.6m (18'8" x 15'1")  
Double glazed windows to front and side. Coved ceiling. Wooden units fitted to eye and base level with stone effect work surfaces. Double sink with drainer. Tiled splashbacks. Five ring hob with extractor fan. Double electric oven. Built in fridge-freezer and dishwasher. Glazed door leading to side. Tile effect flooring. Radiator.

#### Lounge

5.3m x 3.0m (17'4" x 9'10")  
Double glazed window to front and side. Coved ceiling. Wood effect flooring. Radiator.

#### Bedroom One

4.0m x 2.7m (13'1" x 8'10")  
Double glazed window to rear. Coved ceiling. Radiator.

#### Bedroom Two

3.5m x 3.0m (11'5" x 9'10" )  
Double glazed window to rear. Coved ceiling. Radiator.

#### Bedroom Three

3.5m x 2.8m (11'5" x 9'2" )  
Double glazed window to side. Coved ceiling. Access to loft space via hatch. Radiator.

#### Family Bathroom

3.5m x 2.2m (11'5" x 7'2")  
Obscure double glazed window to rear. Coved ceiling. Four piece suite comprising panelled bath, corner shower cubicle with attachments, low level WC and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Door to :-

#### Utility Room

2.1m x 0.8m (6'10" x 2'7")  
Space for washing machine and dryer. Wall mounted boiler. Tiled flooring. Radiator.

### EXTERIOR

#### Rear Garden

Decked seating area with the remainder laid to lawn. Raised flower beds. Two timber sheds to remain. Fenced to boundaries. Outside lighting. Access to frontage via side gate.

#### Frontage

Block paved driveway providing off road parking for numerous vehicles with the remainder laid to lawn. Decorative flowers and shrubs. Fenced to boundaries with five bar

gate providing access to parking. Outside lighting. Access to rear garden via side gate.

#### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas

#### 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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