

Paul Mason Associates



The Courtyard, Mayland, CM3 6GF
Offers in excess of £650,000

- Detached Family Home
- Spacious Accommodation Throughout
- Village Location
- Kitchen Breakfast Room
- Utility Room
- Five Double Bedrooms
- Three En-Suites & Family Bathroom
- Secluded Garden
- Integral Garage
- EPC - TBC

A stunning and spacious five bedroom family home located within a private road and being within close proximity of the water front. 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.

To the first floor, the accommodation boasts three bedrooms with en-suites, two further double bedrooms and a fitted family bathroom. To the ground floor is an entrance hall, sitting room/dining room, lounge, kitchen/breakfast room, utility room and cloakroom. Externally the property is set back from the road with driveway parking, access to the garage and the rear garden via side gate. The rear garden is well maintained commencing with a paved patio seating area and the remainder is laid to lawn. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.

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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																													
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EU Directive 2002/91/EC		EU Directive 2002/91/EC																													

Distances

Althorne Railway Station - 4.8 miles
Maylandsea Community Primary School - 0.4 miles
Maldon Town Centre - 8.1 miles
Burnham on Crouch - 6.0 miles
Chelmsford City Centre - 16.8 miles
London Southend Airport - 22.7 miles

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

2.2m x 2.2m (7'2" x 7'2")
Part glazed entrance door to front.
Double glazed window to front.
Coved ceiling. Radiator. Double wooden doors to :-

Hallway

3.9m x 3.5m (12'9" x 11'5")
Coved ceiling. Stairs to first floor with storage cupboard below. Doors to :-

Sitting Room/Dining Room

3.7m x 3.4m (12'1" x 11'1")
Double glazed window to front.
Coved ceiling. Radiator.

Lounge

5.4m x 4m (17'8" x 13'1")
Double glazed french doors leading to rear garden. Double glazed windows to rear. Coved ceiling. Radiator.

Kitchen/Breakfast Room

6.3m x 3.5m (20'8" x 11'5")
Double glazed window to rear. Coved ceiling. Inset spotlights. White wooden units fitted to eye and base level. Stone effect work surfaces. Sink with drainer. Tiled splash-backs. Five ring gas hob with extractor hood over. Electric double oven. Integrated fridge-freezer and dishwasher. Tiled flooring. Radiator. Door to :-

Utility Room

2.6m x 1.7m (8'6" x 5'6")
Double glazed window to side. Glazed door leading to side & rear garden. Coved ceiling. White units fitted to eye and base level. Stone effect work surfaces. Sink with drainer. Tiled splash-backs. Space for washing machine. Tiled effect flooring.

Cloakroom

1.8m x 1m (5'10" x 3'3")
Obscure double glazed window to side. Two piece white suite comprising low level WC and wash hand basin. Coved ceiling. Part tiled walls. Radiator.

Integral Garage

5m x 3.2m (16'4" x 10'5")
Electric roller door to front. Pedestrian side door. Power and lighting connected.

FIRST FLOOR

Landing

5.3m x 2.2m (17'4" x 7'2")
Obscure double glazed window to side. Coved ceiling. Access to loft space. Stairs to ground floor. Storage cupboard. Doors to :-

Bedroom One

5.6m x 3.6m (18'4" x 11'9")
Double glazed window to rear. Coved ceiling. Radiator. Door to :-

En-Suite

2.5m x 1.9m (8'2" x 6'2")
Obscure double glazed window to side. Coved ceiling. Inset spotlights. Fitted four piece suite comprising large shower cubicle with

attachments, panelled bath with attachments, low level WC and wash hand basin. Part tiled walls. Radiator.

Bedroom Two

4.3m x 3m (14'1" x 9'10")
Double glazed window to front.
Coved ceiling. Radiator. Door to :-

En-Suite

2.5m x 1.8m (8'2" x 5'10")
Obscure double glazed window to side. Coved ceiling. Inset spotlights.
Three piece suite comprising shower cubicle with attachments, pedestal wash hand basin and low level WC. Part tiled walls. Radiator.

Bedroom Three

3.5m x 2.8m (11'5" x 9'2")
Double glazed window to rear.
Coved ceiling. Radiator. Door to :-

En-Suite

2.7m x 1.8m (8'10" x 5'10")
Obscure double glazed window to side. Coved ceiling. Inset spotlights.
Three piece suite comprising shower cubicle with attachments, pedestal wash hand basin and low level WC. Part tiled walls. Radiator.

Bedroom Four

3.6m x 3m (11'9" x 9'10")
Double glazed window to front.
Coved ceiling. Radiator.

Bedroom Five

3.5m x 3m (11'5" x 9'10")
Double glazed window to front.
Coved ceiling. Radiator.

Family Bathroom

2.3m x 1.6m (7'6" x 5'2")
Three piece suite comprising panelled bath with attachments, pedestal wash hand basin and low level WC. Part tiled walls. Tile effect flooring. Radiator.

EXTERIOR

Rear Garden

Commencing a paved patio seating area. Remainder laid to law. Fenced boundaries. Outside lighting. Outside tap. Access via side gate.

Frontage

Driveway providing off road parking. Access to garage. Remainder laid to lawn. Outside lighting.

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.



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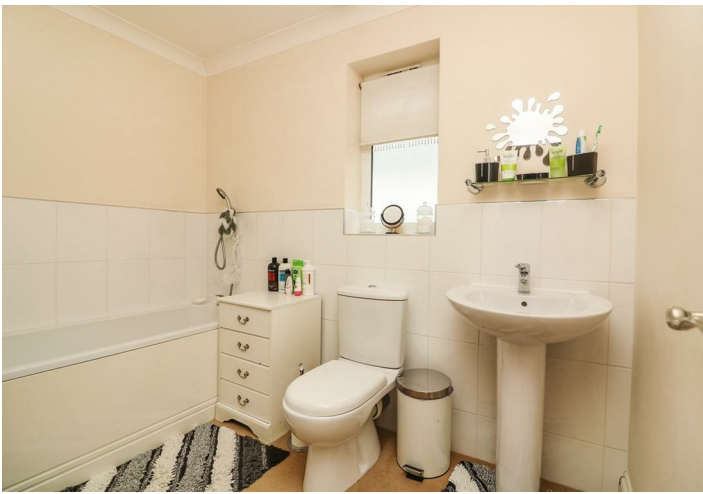
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