

Paul Mason Associates



Esplanade, Mayland, , CM3 6AW
Offers in the region of £900,000

- Stunning River Views
- Impressive Detached House
- Spacious Accommodation Throughout
- Open Plan Kitchen/Lounge/Dining Room
- Four Double Bedrooms
- Two Re-Fitted Family Bathrooms
- Large Frontage With In & Out Driveway
- Secluded Rear Garden
- Triple Garage
- EPC - TBC

VIEWES OVER THE RIVER BLACKWATER.....This impressive spacious four bedroom detached property is located in a pleasant private no through road within the village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing 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 generous entrance hall with doors leading to the rear garden, lounge providing a great space for entertainment, bedroom three, bedroom four and a re-fitted family bathroom.

To the first floor there is a landing with solid oak doors providing access to the stunning kitchen/lounge/dining room with access to balcony with views over the River Blackwater, bedroom one, bedroom two, re-fitted family bathroom.

Externally the property is set back from the road with a large in & out driveway offering parking for numerous vehicles and access to the triple garage. To the rear, the garden commences a patio seating area with the remainder laid to lawn with hedged borders, fenced to boundaries and outside lighting.

Viewings come highly recommend to fully appreciate the size and quality of the property on offer.

Awaiting

Floorplan

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Distances

Maylandsea Primary School - 0.6 miles

Althorne Train Station - 5.0 miles

Maldon Town Centre - 8.3 miles

Southend (London) Airport - 22.6 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.2m x 2.9m (13'9" x 9'6")

Double wooden entrance doors to front. Wooden bi-fold doors leading to rear garden. Stairs to first floor. Large storage cupboard. Sandstone flooring with underfloor heating. Oak doors to :-

Lounge

9.2m x 4.3m (30'2" x 14'1")

Wooden bi-fold doors leading to frontage with stunning riverside views. Window to rear. Inset spotlights. Wood effect flooring with underfloor heating.

Bedroom Four

4.1m x 3.9m (13'5" x 12'9")

Window to rear. Inset spotlights. Wood effect flooring with underfloor heating.

Bedroom Three

4.7m x 4.2m (15'5" x 13'9")

Window

Family Bathroom

3.7m x 2.2m (12'1" x 7'2")

Obscure window to side. Modern four piece suite comprising panelled bath, shower cubicle, concealed WC and wall hung wash hand basin. Two storage cupboards. Inset spotlights. Part tiled walls. Tiled flooring with underfloor heating.

FIRST FLOOR

Landing

4.4m x 4.0m (14'5" x 13'1")

Wooden bi-fold doors leading to balcony with stunning views overlooking the River Blackwater. Window to rear. Access to loft space via hatch. Wooden flooring. Stairs to ground floor. Oak doors to :-

Kitchen/Lounge/Dining Room

9.2m x 4.3m (30'2" x 14'1")

Wooden bi-fold doors leading to balcony with stunning views overlooking the Rive Blackwater. Window to rear. Inset spotlights. Wooden flooring. Radiator.

Kitchen Area- Modern oak kitchen units fitted to eye and base level with granite work surfaces. Inset sink. Feature brick wall splashbacks. Six ring gas hob. Double electric Rangemaster cooker. Dishwasher. Space for American fridge-freezer.

Bedroom One

4.8m x 4.3m (15'8" x 14'1")

Window to front. Wooden French doors leading to balcony with stunning views over the River Blackwater. Inset spotlights. Radiator.

Bedroom Two

4.3m x 3.8m (14'1" x 12'5")

Window to rear. Inset spotlights. Radiator.

Family Bathroom

Obscure window to side. Four piece suite comprising panelled bath, large shower cubicle, concealed WC and vanity wash hand basin. Inset spotlights. Pat tiled walls. Wood effect flooring. Heated chrome towel rail.

EXTERIOR

Frontage

In and out driveway providing off road parking for numerous vehicles with the remainder laid to lawn. Fenced to boundaries. Access to rear garden and triple garage.

Rear Garden

Paved patio seating area with the remainder laid to lawn. Fenced to boundaries. Outside lighting. Access to frontage. Access to :-

Triple Garage

7.8m x 4.8m (25'7" x 15'8")
Three doors to front. Power and lighting connected. Stairs to first floor storage area.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

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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