

Paul Mason Associates



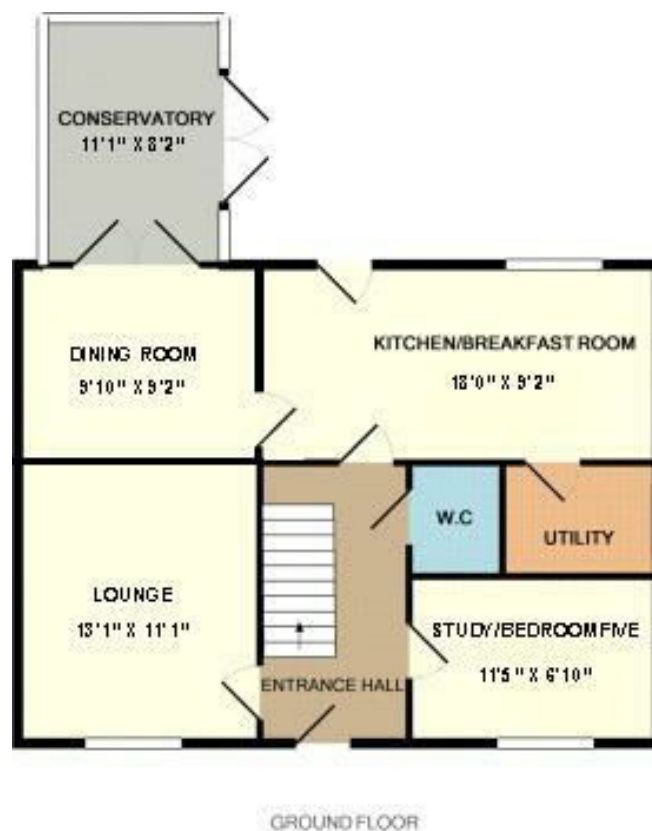
Mayland Quay, Mayland, CM3 6GJ  
Offers in excess of £525,000

- Detached House
- Four/Five Bedrooms
- Spacious Accommodation Throughout
- Three Reception Rooms
- Study
- En-suite & Family Bathroom
- Utility Room
- Landscaped Rear Garden
- Double Garage & Driveway
- EPC -

This well presented four/five bedroom detached 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 hallway, lounge, fitted kitchen, utility room, dining room, conservatory, study and a fitted cloakroom. To the first floor there is a landing providing access to bedroom one which benefits from a fitted en-suite, three further bedrooms and a fitted three piece bathroom suite.

Externally there is a driveway with parking for numerous vehicles to the front of the property as well as a detached double garage. To the rear, the property has been recently re-landscaped with a low maintenance rear garden which is mainly laid with artificial grass, and benefits from a large patio seating area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Distances

Maldon Town Centre (8.4 miles)

Mayland Primary School (0.2 miles)

Althorne Railway Station (4.5 miles)

Chelmsford City Centre (16.4 miles)

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Double glazed entrance door to front. Coved ceiling, Stairs to first floor with storage cupboard below. Tiled flooring with underfloor heating.

#### Lounge

4.0m x 3.4m (13'1" x 11'1" )

Double glazed window to front. Coved ceiling. Inset ceiling speakers. Feature gas fireplace. Underfloor heating.

#### Study/Bedroom Five

3.5m x 2.1m (11'5" x 6'10")

Double glazed window to front. Coved ceiling. Underfloor heating.

#### Cloakroom

Two piece suite comprising vanity wash hand basin and low level WC. Coved ceiling. Tiled flooring with underfloor heating.

#### Kitchen/Breakfast Room

5.5m x 2.8m (18'0" x 9'2")

Double glazed window to rear. Part glazed door leading to rear garden. Coved ceiling. Inset spotlights. Inset ceiling speakers. Wooden units fitted to eye and base level with stone effect work surfaces. Inset 1 1/2 sink and drainer. Integrated dishwasher. Space for Range style six ring gas hob with double electric oven (to remain). Space for American fridge-freezer. Tiled flooring with underfloor heating.

#### Utility Room

Double glazed window to side. Wooden units to eye and base level with stone effect work surfaces. Inset sink and drainer. Space for washing machine and dryer. Coved ceiling. Inset spotlights. Tiled flooring with underfloor heating.

#### Dining Room

3.0m x 2.8m (9'10" x 9'2")

Coved ceiling. Inset ceiling speakers. Underfloor heating. Double glazed doors leading to :-

#### Conservatory

3.4m x 2.5m (11'1" x 8'2" )

Double glazed window to rear and sides. Double glazed French doors leading to rear garden. Electric radiator. Tiled flooring.

### FIRST FLOOR

#### Landing

Coved ceiling. Access to fully boarded loft space. Stairs to ground floor. Large storage cupboard. Doors to :-

#### Bedroom One

3.6m x 3.4m (11'9" x 11'1" )

Double glazed window to rear. Coved ceiling. Inset ceiling speakers. Underfloor heating. Door to :-

#### En-suite

Obscure double glazed window rear. Three piece suite comprising large shower cubicle with

attachments, low level WC and pedestal wash hand basin. coved ceiling. Inset spotlights. Tiled flooring with underfloor heating. Fully tiled walls. Heated chrome towel rail.

### Bedroom Two

3.4m x 3.4m (11'1" x 11'1" )  
Double glazed window front.  
Coved ceiling. Underfloor heating.

### Bedroom Three

3.0m x 2.6m (9'10" x 8'6" )  
Double glazed window front.  
Coved ceiling. Underfloor heating.

### Bedroom Four

3.2m x 2.3m (10'5" x 7'6" )  
Double glazed window rear.  
Coved ceiling. Underfloor heating.

### Family Bathroom

Obscure double glazed window to front. Three piece suite comprising panelled bath with jets and shower attachments, low level WC and pedestal wash hand basin. Coved ceiling. Inset spotlights. Built in ceiling speaker. Airing cupboard. Part tiled walls.

Tiled flooring with underfloor heating. Heated chrome towel rail.

## EXTERIOR

### Rear Garden

Recently relandscaped. Commencing a sandstone patio area with pathway leading to raised patio seating area. The remainder laid with artificial grass. Fenced to boundaries. Timber shed. Access to both sides leading to frontage. Outside tap. Outside lighting. Pedestrian door to :-

### Detached Double Garage

Electric up and over door. Power and lighting connected. Boarded loft space. Pedestrian door leading to rear garden.

### Driveway and Frontage

Driveway providing off road parking for 2-3 vehicles. EV charging point to remain. Pathway leading to entrance door. Access to rear garden both sides via side gate. Decorative shrubs to front.

## Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - 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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Paul Mason Associates Limited Registered in England Number - 6767946  
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