



Church

The Jays Mayland Close, Mayland , CM3 6SS
Guide price £795,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Situated within the sought after turning of Mayland Close on a secluded plot APPROACHING ONE ACRE is this FOUR/FIVE bedroom DETACHED property which offers good sized accommodation and is on mains gas. The first floor offers FOUR BEDROOMS one with en suite and a family four piece bathroom. The ground floor offers an entrance hall, lounge with wood burner, kitchen/family room also with wood burner, Sun Lounge, bedroom 5 /study, family bathroom and a utility room. Externally the property offers a LARGE garden with a Summer house along side a pleasant brook with COUNTRYSIDE VIEWS ideal for watching the local wildlife. Double length garage and ample parking on the large block paved driveway, there is also vehicular access to the rear garden. Internal viewing is highly recommended to fully appreciate the layout of this delightful detached property. Council Tax Band G. Energy Efficiency Rating C.



Floor 0



Floor 1

Approximate total area⁽¹⁾
2304.57 ft²
214.1 m²

Reduced headroom
98.85 ft²
9.18 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Main Bedroom 22'3 x 12'5 (6.78m x 3.78m)

Dual aspect with pvc double glazed windows over looking the frontage and the large stunning rear garden, radiator. Built in bedroom furniture comprising of two double wardrobes, four drawer units and further overhead cabinets and dressing table. Door to.

En Suite 7'2 x 7'0 (2.18m x 2.13m)

Pvc double glazed window, radiator. Tiled to floor and walls. Three piece white suite comprising of wc, recently fitted new shower cubicle with shower system and wash hand basin with mixer tap.

Bedroom 2 13'11 x 11'5 (4.24m x 3.48m)

Pvc double glazed window, radiator.

Bedroom 3 13'11 x 10'6 (4.24m x 3.20m)

Pvc double glazed window, radiator.

Bedroom 4 11'5 x 11'4 (3.48m x 3.45m)

Pvc double glazed window, radiator.

Bathroom 10'7 x 7'1 (3.23m x 2.16m)

Pvc double glazed window, four piece white suite comprising of wc, wash hand basin with mixer tap, recently fitted new shower cubicle with shower system with shower system and corner bath with mixer tap. Tiled to floor and walls.

Landing

Pvc double glazed window, radiator, access to loft. Stairs down to ground floor.

Entrance Hall

Part glazed entrance door with double doors leading into main hallway, radiator, stairs to first floor.

Lounge 15'10 x 13'10 (4.83m x 4.22m)

Pvc double glazed window, radiator. Feature fire surround with wood burner. Wall lights.

Kitchen/Family Room 19'10 x 10'7 (6.05m x 3.23m)

This delightful room offers pvc double glazed window over looking the rear garden. Selection of cottage style base and wall cabinets with integrated dish washer and space for fridge/freezer and space for chest style freezer. Sink set into quartz style work surface. Fitted multi fuel burner. This leads into a family seating area with wood burner and opens through to the sun lounge.

Sun Lounge 12'5 x 11'6 (3.78m x 3.51m)

This impressive room offers pvc double glazed windows and double doors to the patio area. The roof has been replaced and insulated and also has two Velux style windows.

Bedroom 5/Study 11'7 x 11'5 (3.53m x 3.48m)

Pvc double glazed window, radiator.

Utility Room 8'2 x 7'5 (2.49m x 2.26m)

Part double glazed door to garden, base and wall cabinets with drawers. Sink set into work surface. Space for washing machine and tumble dryer and space for a chest style freezer. Two full length storage cupboards.

Cloakroom

Pvc double glazed window, wc and wash hand basin.

Rear Garden

This delightful garden offers a good sized patio area which leads to the formal lawned gardens with pathway to the large shed. There is a small brook which is fenced with gate leading to the reaming garden. This area offers mature trees and bushes and a Summer house retreat with fabulous countryside views (Electric is attached) There are various outbuildings and ample storage areas.

Frontage

Ample parking is offered on this large block paved driveway with shrub and flower borders with farmyard style gate which gives vehicular access to the rear and also ideal parking for Caravan/Motor Home/Boat etc.

Area Description

Maylandsea is a delightful village situated to the east of the Historic town of Maldon and is on the banks of the River Blackwater. Maylandsea offers a selection of local shops including Nisa and local primary schools as well as indian restaurants and wine bar. Ideal for sailing enthusiasts as Maylandsea offers it's own sailing club. Althorne railway station with links to London's Liverpool station is approx 4.8 miles and Southminster station is 6.3 miles. The Historic town of Maldon is approx 8.4 miles.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

