



56 The Drive, Mayland , Essex CM3 6AA
Price £400,000

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

****OPEN HOUSE LAUNCH SATURDAY 25TH MAY BETWEEN 1 & 2.30**STUNNING, IMPROVED & EXTENDED SEMI-DETACHED FAMILY HOME**** Favourably positioned within the ever sought after waterside village of Mayland and within walking distance of the picturesque marina, shops and school is this stylishly improved, extended and wonderfully maintained, light, airy and spacious semi-detached family home. The property has undergone vast improvement by the present owners and offers substantial living accommodation commencing with an inviting entrance hall leading to an impressive refitted 'Shaker' style kitchen/diner with integrated appliances leading to an office to the side with adjoining cloakroom while to the rear is bright living room leading to a play room. The first floor then offers a landing with access to a refitted family bathroom as well as three well proportioned double bedrooms, one of which is complimented by a refitted en-suite shower room and walk in wardrobe. Externally, the property enjoys a stunning rear garden which is generally of low maintenance having been artificially turfed while a generously sized frontage offers a large shingled driveway providing extensive off road parking. An early inspection is recommended to fully appreciate the standard and deceptively spacious living accommodation on offer. Energy Rating D.

FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 14' x 9'3 (4.27m x 2.82m)

Double glazed window to front, radiator, arch opening into walk in wardrobe, inset down lights, door to:-

EN-SUITE:

Heated towel rail, refitted three piece white suite comprising fully tiled walk in shower with both over head and hand held shower attachments and glass screen, close coupled WC and wash hand basin set on vanity unit with built in storage cupboard below, wood effect flooring, inset down lights, extractor fan.

BEDROOM TWO: 9'7 x 9'2 (2.92m x 2.79m)

Double glazed window to rear, radiator, built in wardrobe.

BEDROOM THREE: 9'2 x 8'7 (2.79m x 2.62m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below and WC with concealed cistern, part tiled walls, wood effect flooring, inset down lights, wall mounted cabinet.

GROUND FLOOR:

ENTRANCE HALL:

Composite entrance door and full height obscure double glazed side light windows to front, radiator, built in cupboard housing space and plumbing for washing machine and tumble dryer, staircase to first floor, built in under stairs storage cupboard, door to:-

KITCHEN/DINER: 17'5 x 12'3 > 8'11 (5.31m x 3.73m > 2.72m)

Double glazed window to front, radiator, refitted kitchen with extensive range of 'Shaker' style wall and base mounted storage units and drawers, Quartz work surfaces with inset single bowl sink unit with drainer grooves to side, built in eye level oven and microwave, built in four ring induction hob with extractor hood over, integrated fridge/freezer and dishwasher, wood effect flooring, inset down lights, leading to:-

OFFICE: 12'6 x 4'6 (3.81m x 1.37m)

Obscure double glazed entrance door to side, double glazed window to front, heated towel rail, wood effect flooring, door to:-

CLOAKROOM:

Obscure double glazed window to rear, two piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below and tiled splash back, wood effect flooring.

LIVING ROOM: 11'8 x 10'11 (3.56m x 3.33m)

Double glazed French style doors opening on to rear garden, electric flame effect fire, inset down lights, door to:-

PLAY ROOM: 10'11 x 6'6 (3.33m x 1.98m)

Double glazed window to side, vertical radiator, wood effect flooring, inset down lights.

EXTERIOR:

REAR GARDEN:

Commencing with a covered raised decked seating area leading to remainder which is mainly artificially turfed with a paved area to side and rear corner, timber storage shed/summer house, side access path and gate opening to:-

FRONTAGE:

Large shingled driveway providing extensive of road parking for multiple vehicles, side access gate leading to rear garden.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Tax Band C.

VILLAGE OF MAYLAND:

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

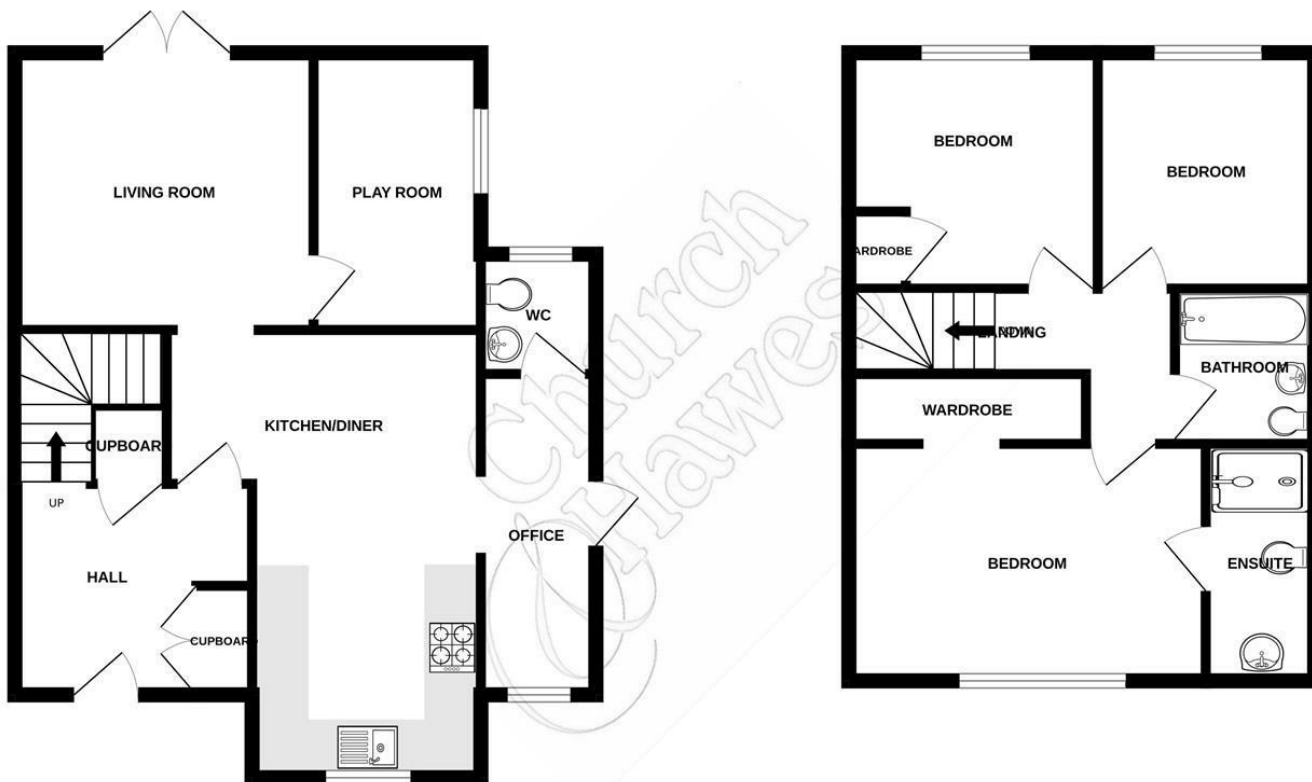
AGENTS NOTES:

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 themselves 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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

