



Nipsells Chase, Mayland , Essex CM3 6EH
Price £440,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Stylishly extended and impeccably maintained, this deceptively spacious family home is ideally positioned in the heart of the ever-popular, waterside village of Mayland. Set along one of the area's most sought-after roads, this impressive residence offers generous and versatile living accommodation, perfect for modern family life.

The ground floor welcomes you with an inviting entrance hall, leading to a spacious living room that seamlessly opens into a dining area. Here, bi-folding doors and a striking lantern roof flood the space with natural light, creating an airy and contemporary feel. The refitted kitchen boasts high-quality integrated appliances and sleek finishes, while a practical cloakroom adds everyday convenience. A versatile ground-floor bedroom with en-suite shower room, cleverly converted from the original garage, offers excellent guest or multi-generational living potential. Upstairs, a landing leads to three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a refitted family bathroom.

Outside, the rear garden is designed for both relaxation and entertainment, featuring a combination of artificial turf and a raised decked seating area—ingeniously built on runners to slide open and reveal a sunken swimming pool beneath. An impressive outbuilding currently functions as a stylish bar, but could easily be adapted into a home office, gym, or games room. To the front, a large block-paved driveway provides extensive off-road parking for multiple vehicles, completing this exceptional offering.

Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle this unique home provides. Energy Rating C.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor.

BEDROOM 1: 17'7 x 10'2 (5.36m x 3.10m)

Two double glazed windows to front, radiator, wall mounted air conditioning unit, built in wardrobe, door to:

EN-SUITE:

Chrome heated towel rail, 3 piece white suite comprising curved corner shower with sliding glass doors, wall mounted wash hand basin and close coupled wc, tiled walls and floor, extractor fan.

BEDROOM 2: 11'3 x 9'7 (3.43m x 2.92m)

Double glazed window to rear, radiator, built in wardrobe, wood effect floor.

BEDROOM 3: 8'5 x 7'10 (2.57m x 2.39m)

Double glazed window to rear, radiator, wood effect floor.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap over and glass screen, wash hand basin with storage cupboard below and wc with concealed cistern, built in wall mounted TV.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure double glazed entrance door to side, radiator, staircase to first floor, leading to:

CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor.

BEDROOM: 14'9 > 11' x 8' (4.50m > 3.35m x 2.44m)

Double glazed window to front, radiator, wood effect floor, leading to:

EN-SUITE:

Three piece white suite comprising walk-in shower with sliding glass door and screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, continuation of wood effect floor.

KITCHEN: 11'1 x 9'10 (3.38m x 3.00m)

Refitted kitchen with extensive range of matching gloss front wall and base mounted storage units and drawers, Quartz work surfaces, inset single bowl sink unit with drainer grooves to side, built in 5-ring electric hob with extractor hood over, built in eye level double oven and microwave, integrated fridge/freezer, dishwasher and washing machine, tiled floor.

LIVING ROOM: 18'5 x 12'4 (5.61m x 3.76m)

Double glazed French style doors opening onto rear garden, 2 vertical radiators and one horizontal radiator, built in under stairs storage cupboard, wood effect floor, open to:

DINING ROOM: 11'4 x 10'3 (3.45m x 3.12m)

Double glazed bi-fold doors to both side and rear, double glazed lantern window, continuation of wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a porcelain paved seating area leading to remainder, part of which is artificially turfed with shingled borders, raised decked seating area which is on runners allowing it to be slid to one side to reveal a sunken swimming pool, side access into rear of storage shed and to frontage.

OUTBUILDING/BAR:

Double glazed French style doors to front, double glazed window to front, fully insulated with power connected, bar area, fitted storage units and cupboards, one of which houses pump and filter for pool

FRONTAGE:

Large blocked paved driveway providing extensive off road parking for several vehicles, electric car charging point, door into property and further door into front of storage shed.

TENURE & COUNCIL TAX BAND:

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

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 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.

MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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.

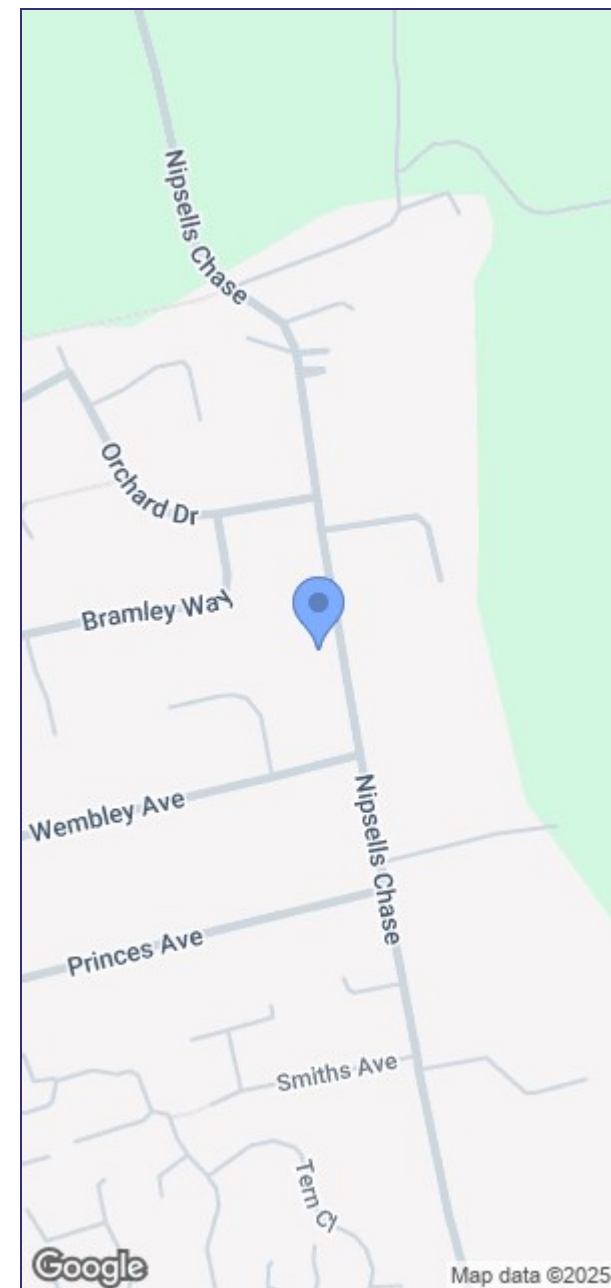
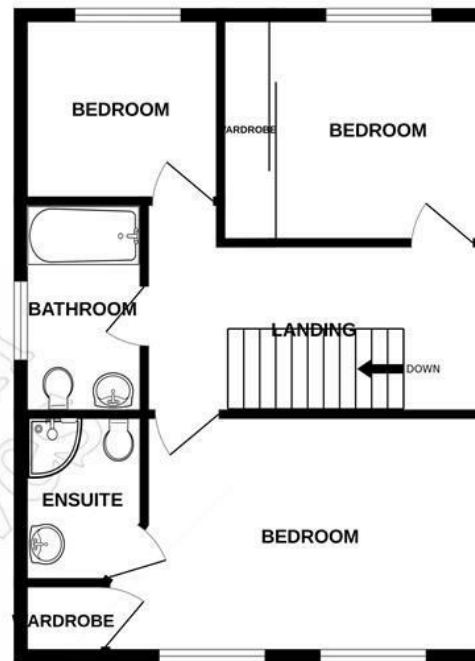




GROUND FLOOR



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 ©2025



