



Nipsells Chase, Mayland , Essex CM3 6EJ
Price £465,000

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

Situated towards the end of one of Maylands' most desirable roads, this extended and beautifully maintained detached family home offers spacious, stylish living in a sought-after waterside village. Just a short walk from shops, primary school, marina and the River Blackwater, the location is both convenient and picturesque.

Living accommodation is spread over and impressive 1259 sq ft with the well-presented interior commencing with an entrance porch and welcoming hallway, leading to a modern fitted kitchen, refitted cloakroom, a generous living room, dining area and a bright conservatory across the rear. Upstairs, a light-filled landing gives access to three double bedrooms and a contemporary family bathroom. A rear corridor then leads to a further double bedroom, a walk-in wardrobe and a study or potential fifth bedroom. This area offers excellent scope to create a luxurious master suite with en-suite and dressing room.

Outside, the rear garden is both attractive and manageable, and features a substantial 27' x 12' workshop with isolated power, ideal for storage or hobbies. The front of the property boasts an imprinted concrete driveway with parking for multiple vehicles, side access and a garage with electric roller door.

This is a rare opportunity in a prime location, and early viewing is highly recommended. Energy Rating D.



FIRST FLOOR:

LANDING:

Double glazed window to side, staircase down to ground floor, built in storage cupboard, access to loft space, leading to:

BEDROOM 1: 12'2 x 9' (3.71m x 2.74m)

Double glazed window to front with fitted white shutters, radiator, air conditioning/heater unit.

BEDROOM 2: 12'1 x 11'10 (3.68m x 3.61m)

Double glazed window to rear with fitted white shutters, radiator, wall mounted air conditioning/heater unit.

BEDROOM 3: 11'1 x 10'7 (3.38m x 3.23m)

Double glazed window to rear with fitted white shutters, radiator, wall mounted air conditioning/heater unit, accessed via corridor also providing access to walk-in wardrobe and:

STUDY/BEDROOM 5: 7'4 x 5'4 (2.24m x 1.63m)

Double glazed window to side, radiator.

BEDROOM 4: 9' x 8'7 (2.74m x 2.62m)

Double glazed window to front with fitted white shutters, radiator, wall mounted air conditioning/heater unit.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, Aquilisa power shower and glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, wall mounted cabinet, tiled walls and floor, extractor fan.

GROUND FLOOR:

ENTRANCE PORCH:

Double glazed entrance door and window to front, double glazed window to side, wood effect floor, obscure double glazed entrance door to:

ENTRANCE HALLWAY:

Radiator, staircase to first floor, wood effect floor, doors to:

KITCHEN: 16'3 x 8'2 (4.95m x 2.49m)

Dual aspect room with double glazed entrance door to side and glazed windows to front and side, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, space for cooker and extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, built in storage cupboard, tiled walls, wood effect floor, extractor fan.

CLOAKROOM: 7'8 x 2'8 (2.34m x 0.81m)

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

LIVING ROOM: 21'2 x 11'7 (6.45m x 3.53m)

Double glazed window to rear with fitted white shutters, 2 radiators, open to:

DINING ROOM: 11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to rear with fitted white shutters, radiator, wood effect floor.

CONSERVATORY: 12'7 x 11'1 (3.84m x 3.38m)

Double glazed entrance door to rear, double glazed windows to rear with fitted blinds, radiator, double glazed entrance door to side, wood effect floor.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn with planted beds to borders, storage shed/workshop measuring 27' x 12' with power and light connected across the rear, side access path and gates to both sides leading to:

FRONTAGE:

Imprinted concrete driveway providing off road parking for several vehicles, side access gates to both sides leading to rear garden, access to:

GARAGE:

Electric roller door to front, power and light connected, space and plumbing for washing machine and tumble dryer, door to hallway.

TENURE & COUNCIL TAX BAND:

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

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.

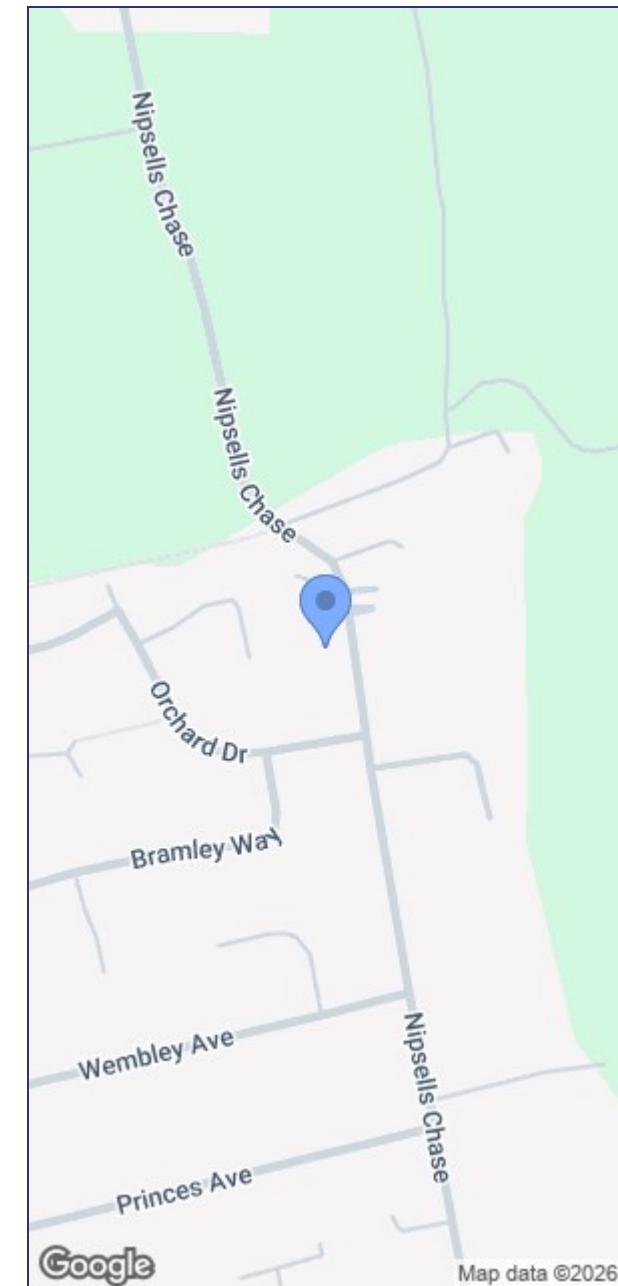




GROUND FLOOR



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 general 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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