



CURTIS O'BOYLE

Sales & Lettings

Curlew Avenue, Mayland

CM3 6TX



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£330,000

Situated on a corner plot within a modern residential estate in the riverside village of Mayland, this three-bedroom detached house offers well-balanced accommodation, including an en-suite to the principal bedroom, a separate family bathroom and a good-sized living room with French doors opening onto the rear garden.

The ground floor comprises an entrance hall with a cloakroom/WC, a separate dining room and a kitchen positioned just off the dining area. The living room enjoys a window to the front and French doors to the rear, providing a pleasant connection with the garden. Upstairs, there are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a family bathroom.

Outside, the property occupies a corner plot with a low-maintenance rear garden, together with a driveway, carport and detached single garage, providing useful parking and storage.

Mayland is a popular riverside village on the Dengie Peninsula, known for its coastal surroundings, sailing facilities and access to the Blackwater Estuary. The village offers local shops, everyday amenities, pubs and community facilities, while the surrounding area provides opportunities for countryside walks and enjoying the nearby waterfront. The neighbouring villages of Maylandsea and Steeple, together with the historic town of Maldon, offer further amenities and leisure opportunities.

ENTRANCE HALL Double glazed entrance door, wood flooring, radiator, stairs to first floor.

WC Double glazed window to side aspect, radiator, close coupled WC, wash hand basin.

LOUNGE 15' 4" x 11' 7" (4.67m x 3.53m) + recess. Double glazed French doors to rear garden, double glazed window to front aspect, two radiators, wood flooring understairs cupboard.

DINING ROOM 10' 5" x 8' 3" (3.18m x 2.51m) Double glazed window to front aspect, radiator, wood flooring, door to:

KITCHEN 10' 1" x 8' 11" (3.07m x 2.72m) Double glazed window to rear aspect, double glazed door to side aspect, fitted base and wall units, one and a quarter bowl stainless steel sink unit inset into worktops, wood effect laminated flooring, tiled splashbacks, wall mounted gas boiler.

FIRST FLOOR LANDING Double glazed window to rear aspect, loft access, airing cupboard.

BEDROOM ONE 11' 11" x 9' 1" (3.63m x 2.77m) Double glazed window to front aspect, radiator.

ENSUITE 6' 2" x 5' 2" (1.88m x 1.57m) Double glazed window to side aspect, radiator, tiled shower cubicle, close coupled WC, pedestal wash hand basin, tiled floor, part tiled walls, extractor fan.

BEDROOM TWO 11' 11" x 8' 5" (3.63m x 2.57m) Double glazed window to front aspect, radiator.

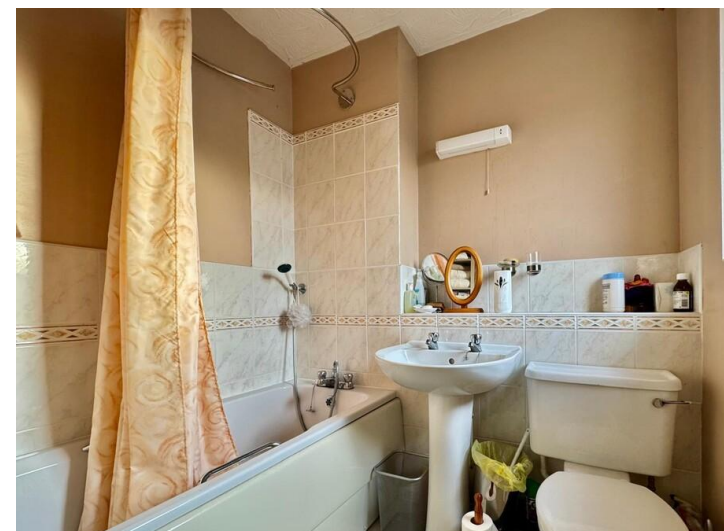
BEDROOM THREE 8' 8" x 6' 5" (2.64m x 1.96m) Double glazed window to rear aspect, radiator.

BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m) Double glazed window to rear aspect, radiator, extractor fan, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, tiled floor, part tiled walls.

REAR GARDEN Mostly paved with shrub beds, timber shed, gated side access brick wall to side and rear boundary.

FRONT Driveway and carport leading to:

GARAGE 17' x 8' 3" (5.18m x 2.51m) Up and over door, door to rear garden, power and light, eaves storage space.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 sq.m.) approx.

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.
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AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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