

Paul Mason Associates



Derby Close, Mayland, Essex, CM3 6TB  
Guide price £400,000



- Detached Family Home
- Cul-de-sac position
- Spacious Accommodation Throughout
- Four Double Bedrooms
- Ground Floor Cloakroom
- Close to Local Amenities
- Secluded and Generously Sized Rear Garden
- Off Road Parking
- Garage
- EPC - E

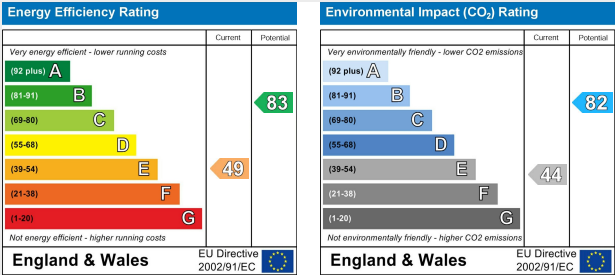
Guide Price....£400,000 - £425,000....Situating in the sought-after waterside village of Mayland, this spacious four-bedroom detached family home offers well-proportioned accommodation, an integral garage, driveway parking and a generous rear garden.

The ground floor accommodation begins with a porch, leading into a welcoming entrance hall complete with a useful storage cupboard beneath the stairs. There is a convenient ground floor cloakroom/WC, along with a comfortable lounge, separate dining room, and a kitchen/breakfast room which leads through to a conservatory overlooking the rear garden.

To the first floor, the property offers four bedrooms, with bedroom one benefitting from its own private shower and wash hand basin facility. A family bathroom serves the remaining bedrooms.

Externally, the rear garden is enclosed by fencing to the boundaries, providing a private outdoor space ideal for families and entertaining.

Located within the popular village of Mayland, the home is well placed for those seeking a village setting close to the water, while still offering practical family accommodation throughout.



## Distances

Maldon Town Centre (8.4 miles)

Mayland Primary School (0.2 miles)

Althorne Railway Station (4.5 miles)

Chelmsford City Centre (16.4 miles)

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge

5.00m x 3.2m (16'4" x 10'5")

Kitchen

3.5m x 2.6m (11'5" x 8'6")

Conservatory

3.1m x 3.0m (10'2" x 9'10")

Snug / Dining Room

3.4m x 2.9m (11'1" x 9'6")

Cloakroom

### FIRST FLOOR

Landing

Master Bedroom

3.8m x 3.2m (12'5" x 10'5")

Shower Room

Bedroom Two

3.8m x 2.4m (12'5" x 7'10")

Bedroom Three

3.5m x 2.9m (11'5" x 9'6")

Bedroom Four

3.5m x 2.6m (11'5" x 8'6")

Family Bathroom

### EXTERIOR

Rear Garden

Front Garden

Single Garage

Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

Local Authority - Maldon District

Council - Tax Band - D

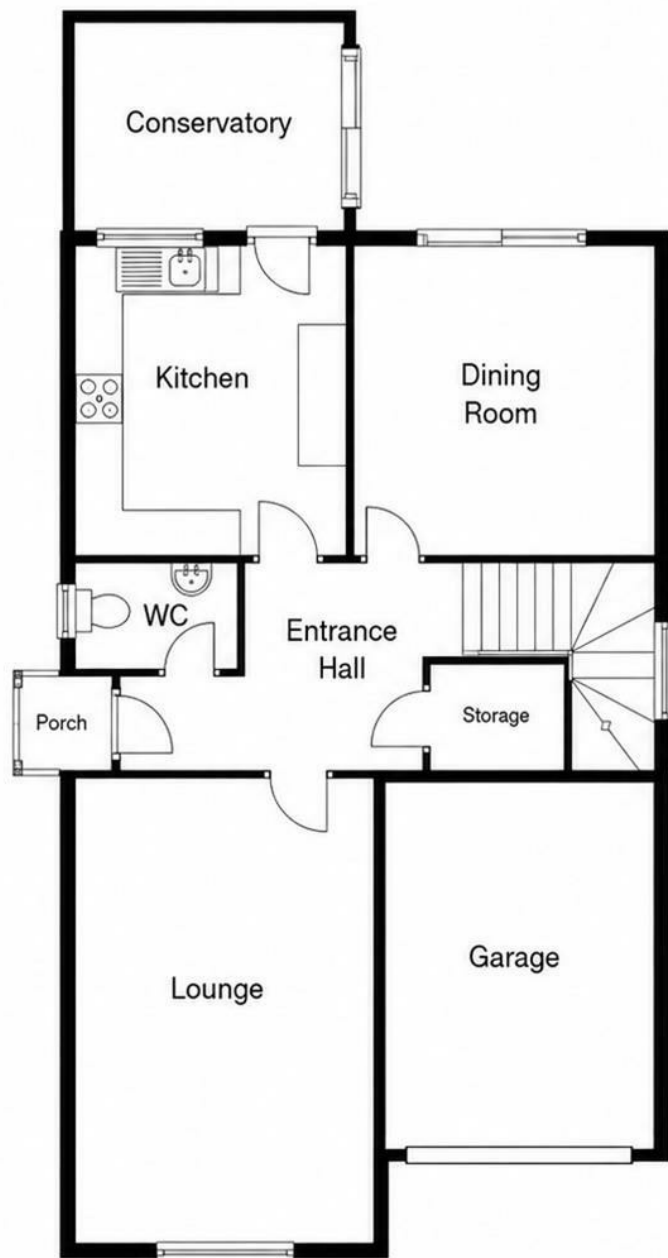
Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

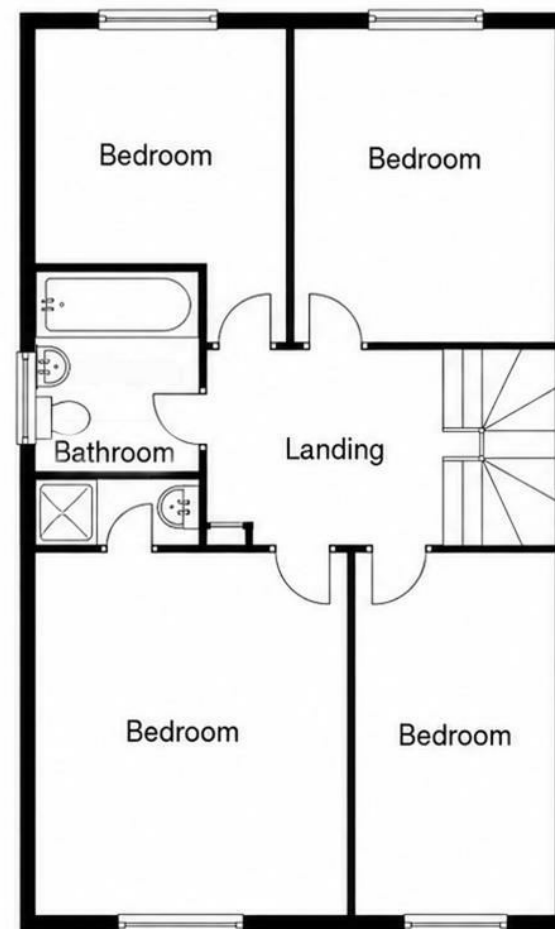
Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as

a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



GROUND FLOOR



FIRST FLOOR





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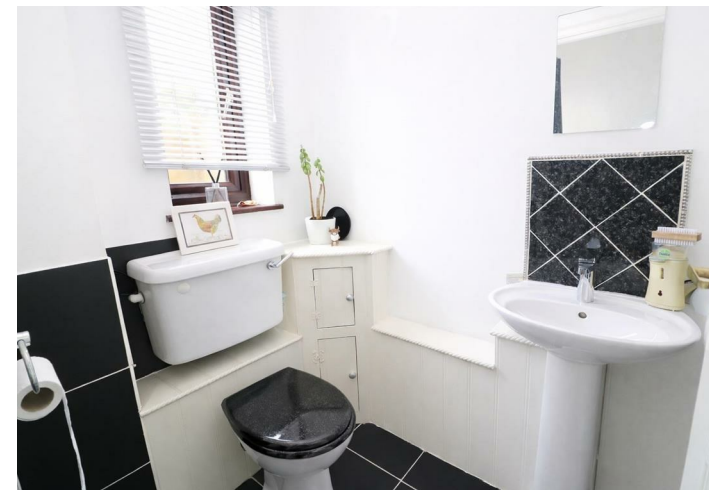
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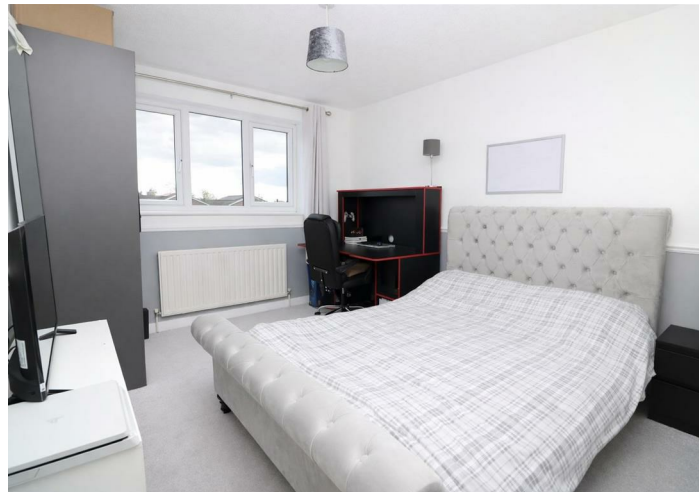
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