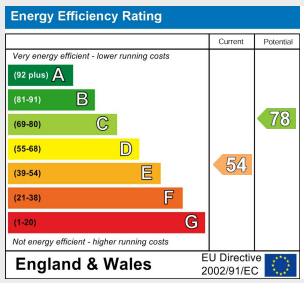
Paul Mason Associates

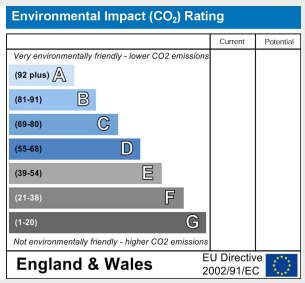


Nipsells Chase, Mayland, CM3 6EJ

Guide price £465,000

- Re-Fitted Ground Floor Bathroom
- Recently Renovated
- Refitted Kitchen & Utility Area
- Spacious Accommodation Throughout
- Open Plan Lounge/Dining Room
- Four Double Bedrooms
- Driveway Parking
- Waterside Village Location
- Bedroom Five/Snug Room
- EPC - E





This incredibly well presented four/five bedroom extended detached house has been renovated throughout and much improved by the current owners creating a wonderful family home.

The property is located in the village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

To the front of the property is a newly laid grey shingle driveway which provides off road parking for numerous vehicles. Rear garden via the side gate and the entrance door.

The accommodation commences an entrance hall with doors to the refitted kitchen, with a range of full height, eye and base level units and conveniently benefits from a door to the rear garden. From the entrance hall there is also access to bedroom five/reception room, re-fitted bathroom, utility room and the stunning open plan lounge/diner which has been extended to the rear and benefits from a log burner, and windows allowing in plenty of natural light and French doors opening to the rear garden. To the first floor in a landing with a storage cupboard and access to the four bedrooms which all house double beds and a three-piece suite including a low level WC, wash hand basin and walk in shower cubicle.

To the rear of the property the landscaped garden consists of a beautiful porcelain paved patio seating area and matching pathway with grey and white decorative single. There is a flower bed to the rear and the remainder is laid to lawn with artificial grass.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
6.8m x 1.3m (22'3" x 4'3")

Kitchen
4.1m x 2.5m (13'5" x 8'2")

Open Plan Lounge/Dining Room
7.8m max x 6.5m max (25'7" max x 21'3" max)

Utility Room
2.3m x 0.8m (7'6" x 2'7")

Bedroom Five/Reception Room
2.9m x 2.5m (9'6" x 8'2")

Bathroom
2.3m x 2.1m (7'6" x 6'10")

FIRST FLOOR

Landing

Bedroom One
3.7m x 3.6m (12'1" x 11'9")

Bedroom Two
3.8m x 3.0m (12'5" x 9'10")

Bedroom Three
3.6m x 2.6m (11'9" x 8'6")

Bedroom Four
2.9m x 2.7m (9'6" x 8'10")

Bathroom

EXTERIOR

Frontage

Rear Garden

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating
Local Authority - Maldon District Council

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

Paul Mason Associates



Produced by Elements Property











Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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