

Paul Mason Associates



Steeple Road, Mayland, Chelmsford, CM3 6BE
Guide price £550,000

- Well Presented Throughout
- Four Bedroom Detached Family Home
- Gated Block Paved Driveway Plus Garage
- Landscaped Well Sized Rear Garden
- Refitted En-Suite to Bedroom One
- Ground Floor Cloakroom/WC
- Utility Room
- Four Piece Family Bathroom Suite
- Modern Kitchen/Dining Room
- EPC - TBC

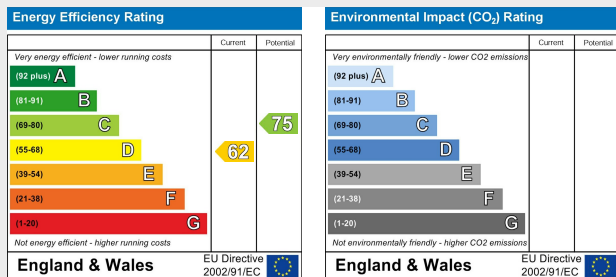
Guide Price £550,000 - £565,000....Set within the sought-after village of Mayland, this impressive four-bedroom detached family home offers spacious and well-balanced accommodation, ideal for modern family living.

The ground floor is arranged around a welcoming entrance hall, providing access to a contemporary kitchen/dining room, a generous lounge/dining room, cloakroom/WC and a practical utility room, which also offers internal access to the garage. The layout provides excellent flexibility for both everyday living and entertaining.

To the first floor, the landing leads to four well-proportioned bedrooms and a four-piece family bathroom suite. The principal bedroom further benefits from its own refitted en-suite shower room, creating a comfortable private retreat.

Externally, the property is attractively set back from the road behind a gated block-paved driveway, offering off-road parking for multiple vehicles and access to the garage. To the rear, there is a substantial and secluded landscaped garden, featuring a paved patio seating area, a pathway leading towards the rear of the garden, and a generous lawned area, making it perfect for outdoor dining, relaxation and family enjoyment.

Overall, this is a superb detached family home combining generous accommodation, excellent parking and a sizeable private garden in a desirable village setting.



Location

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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room

4.8m x 3.3m (15'8" x 10'9")

Utility Room

3.0m x 2.7m (9'10" x 8'10")

Cloakroom/WC

Lounge/Dining Room

6.6m x 5.6m (21'7" x 18'4")

Conservatory

4.0m x 3.5m (13'1" x 11'5")

FIRST FLOOR

Landing

Bedroom One

4.0m x 3.6m (13'1" x 11'9")

En-Suite

Bedroom Two

3.7m x 3.2m (12'1" x 10'5")

Bedroom Three

3.2m x 2.9m (10'5" x 9'6")

Bedroom Four

3.4m x 2.5m (11'1" x 8'2")

Family Bathroom

EXTERIOR

Garage

5.5m x 2.7m (18'0" x 8'10")

Rear Garden

Frontage

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.

Steeple Road Mayland, Chelmsford, CM3 6BE

Approximate Gross Internal Area = 153.8 sq m / 1655 sq ft

Garage = 15 sq m / 161 sq ft

Total = 168.8 sq m / 1816 sq ft



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

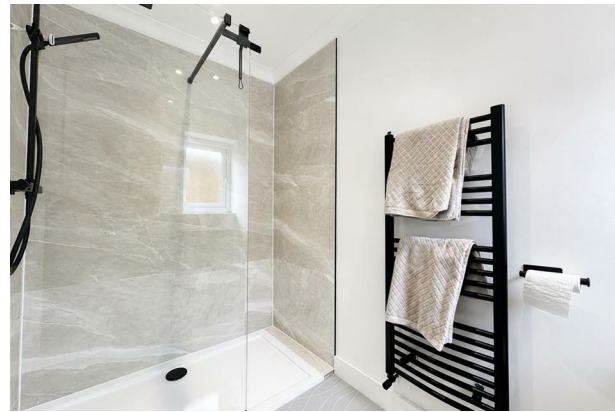
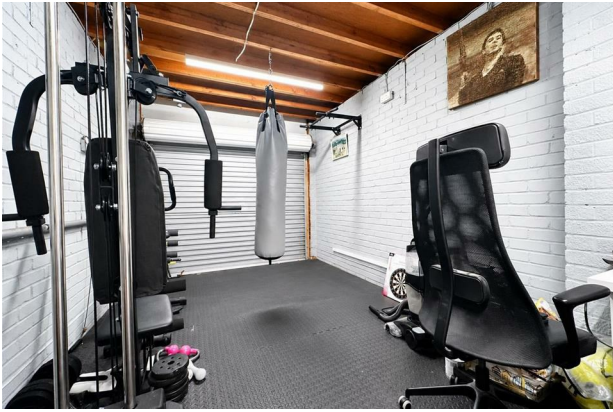
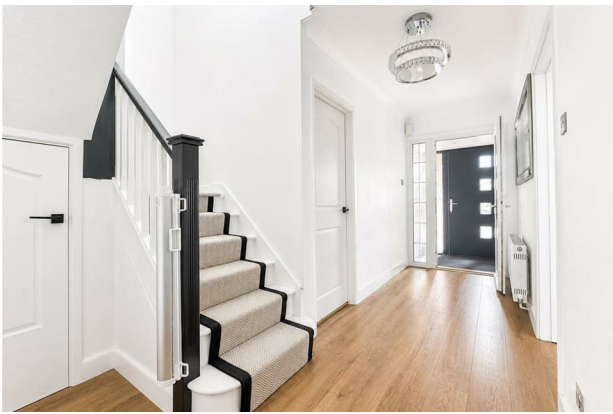
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

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





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





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





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

