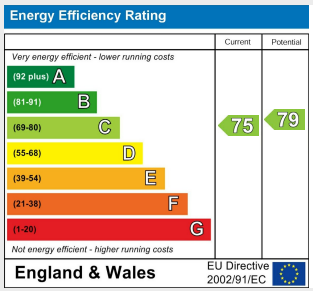
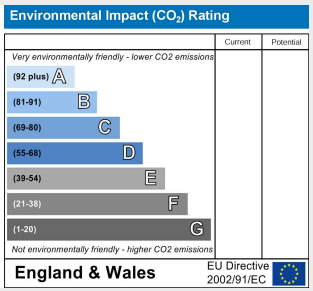
Paul Mason Associates

Drake Avenue, Mayland, Chelmsford, CM3 6TY

Guide price £400,000 - £425,000

- Four-bedroom detached family home situated in the sought-after village of Mayland
- Modern kitchen fitted with a range of integrated appliances
- Large 15'1" x 11'5" lounge offering excellent family living space, with sliding doors opening onto the rear garden
- Separate dining room and sitting room
- Four good-sized bedrooms to the first floor
- Principal bedroom benefits from a three-piece shower room en-suite
- Three-piece family bathroom and ground floor cloakroom
- Rear garden with paved patio seating area, lawn and outbuilding
- Long front driveway providing off-road parking for up to four vehicles.
- EPC - TBC





*** GUIDE PRICE - £400,000-£425,000 *** This well-presented four-bedroom detached family home is situated in the sought-after village of Mayland, offering spacious and versatile accommodation throughout.

The property is welcomed via a porch leading into a generous entrance hallway, which provides access to the main living areas. The modern kitchen is fitted with a range of integrated appliances, while the spacious lounge offers an excellent family living space with sliding doors opening directly onto the rear garden. There is also a separate dining room, ideal for entertaining, along with a further sitting room, providing excellent additional living space and currently being used as a playroom. A convenient WC finishes the ground floor space.

To the first floor, the property offers four good-sized bedrooms. The principal bedroom benefits from fitted wardrobes and a three-piece shower room en-suite, while the remaining bedrooms are served by a well-appointed three-piece family bathroom. The landing provides access to the loft space which benefits from having additional loft installation recently being installed and is partially boarded.

Externally, the property benefits from solar panels with battery storage and an EV charger. The rear garden features a paved patio seating area, perfect for outdoor dining, with the remainder laid to lawn. The garden also benefits from an outbuilding accessible from the driveway, offering useful storage or flexible additional space. To the front, the property benefits from a long driveway providing off-road parking for up to four vehicles.

Location
The village of Mayland is 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 Porch

Entrance Hall

Kitchen
3.7m x 2.7m (12'1" x 8'10")

Sitting Room
4.9m x 2.4m (16'0" x 7'10")

Lounge
4.6m x 3.5m (15'1" x 11'5")

Dining Room
3.5m x 2.7m (11'5" x 8'10")

Cloakroom/WC

FIRST FLOOR

Landing

Bedroom One
3.9m x 3.6m (12'9" x 11'9")

En-Suite

Bedroom Two
3.7m x 2.4m (12'1" x 7'10")

Bedroom Three
2.8m x 2.6m (9'2" x 8'6")

Bedroom Four
2.3m x 2.7m (7'6" x 8'10")

EXTERIOR

Rear Garden

Frontage

Property Services
Gas -
Electric - Mains
Water - Mains
Drainage - Mains
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.

Drake Avenue Mayland, Chelmsford, CM3 6TY
Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft

First Floor

Ground 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

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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