

Paul Mason Associates



Esplanade, Maylandsea, Essex, CM3 6AW

£699,995

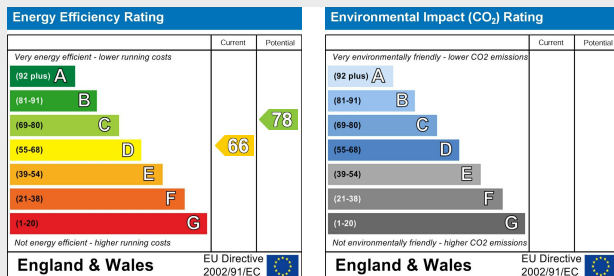
- Four-bedroom detached home
- Views across the River Blackwater
- First-floor open-plan lounge/kitchen/dining room
- Balcony overlooking the water
- En-suite to bedroom one
- Utility room and cloakroom/WC
- Double garage
- Mature, well maintained rear garden
- Large frontage with off-road parking
- EPC - D

Situated in the sought-after village of Maylandsea, Essex, this distinctive four-bedroom detached home enjoys an elevated position with far-reaching views across the River Blackwater. Offering spacious and flexible accommodation arranged over two floors, the property combines generous living space, attractive gardens and excellent parking facilities.

The ground floor begins with a porch leading into the entrance hall, where stairs rise to the first floor. There are three bedrooms on this level, including bedroom one, which benefits from an en-suite shower room and enjoys views over the rear garden.

The first floor forms the heart of the home, featuring an impressive open-plan lounge/kitchen/dining room with vaulted timber-clad ceilings, large windows and access to a balcony overlooking the River Blackwater. This bright and sociable living space is ideal for entertaining while making the most of the coastal outlook. Also on the first floor are a utility room, cloakroom/WC and a fourth bedroom.

Externally, the property offers a beautifully maintained rear garden with mature planting, lawned areas and attractive borders. To the front, there is a large frontage, driveway parking and a double garage, providing excellent practical space.



Location

The village of Mayland/Maylandsea, 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.

ACCOMODATION

GROUND FLOOR

Porch

2.5m x 1.2m (8'2" x 3'11")

Hallway

4.9m x 2.0m (16'0" x 6'6")

Bedroom One

4.5m x 4.0m (14'9" x 13'1")

En-Suite

2.2m x 1.0m (7'2" x 3'3")

Bedroom Two

3.9m x 3.9m (12'9" x 12'9")

Bedroom Three

4.3m x 3.6m (14'1" x 11'9")

Family Bathroom

3.0m x 2.3m (9'10" x 7'6")

FIRST FLOOR

Lounge

7.6m x 4.3m (24'11" x 14'1")

Kitchen/Dining Area

7.4m x 3.8m (24'3" x 12'5")

Utility Room

2.3m x 2.2m (7'6" x 7'2")

Cloakroom

1.6m x 1.2m (5'2" x 3'11")

Bedroom Four

4.3m x 2.5m (14'1" x 8'2")

EXTERIOR

Double Garage

Frontage

Rear Garden

Longlea, Esplanade, Mayland, Chelmsford, Essex, CM3

Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft

Garage = 25.4 sq m / 273 sq ft

Total = 180.5 sq m / 1942 sq ft



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.



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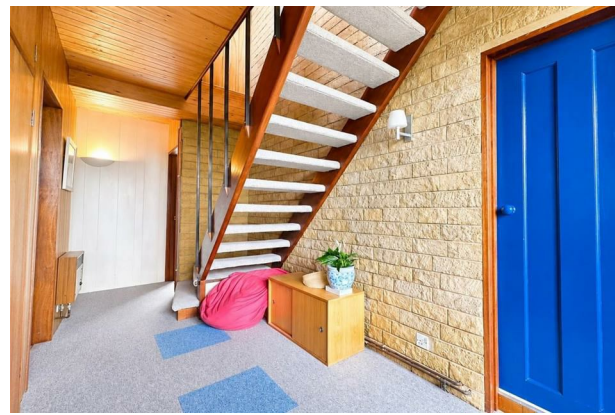
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