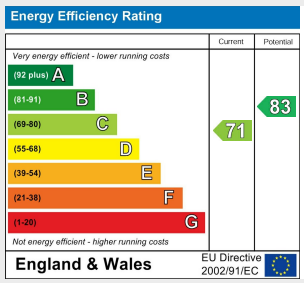
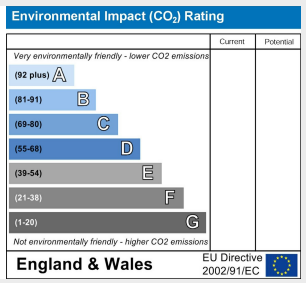

Paul Mason
Associates
North Drive, Mayland, CM3 6AG
Guide price £675,000

- Newly Renovated Detached Bungalow
- Four Bedrooms
- Stunning Open Plan Lounge/Kitchen/Diner
- Porcelain Paved Patio
- Block Paved Driveway Parking
- Four Piece Bathroom Suite Plus Separate WC
- Separate Utility Room
- Generously Sized Rear Garden
- No Onward Chain
- EPC - C





No Onward Chain Occupying a generous plot on North Drive, a sought after road in the waterside village of Mayland, this newly renovated four-bedroom detached bungalow is just a short walk from local amenities and the River Blackwater, where scenic waterside walks can be enjoyed. Combining contemporary interiors with substantial outside space, the property offers a thoughtfully designed home in a desirable village setting.

At the heart of the home is an impressive open-plan kitchen/dining/family room, with ample space for entertaining and everyday living. Two-tone Shaker-style cabinetry is complemented by contrasting light quartz worktops, brass-toned handles and a central island with a wine cooler. Twin eye-level ovens, a rooflight and bi-fold doors opening onto the rear garden further enhance this inviting space. A separate, thoughtfully fitted utility/boot room provides extensive storage, an additional sink, space for laundry appliances and side access.

The stylish four-piece bathroom features a bath, separate shower enclosure, vanity basin and WC, finished with decorative tiling and contrasting black fittings. A separate cloakroom adds convenience. Four bedrooms offer flexibility for family life, guests or home working.

Outside, a block-paved in-and-out driveway provides ample off-road parking, while the extensive rear garden features mature trees, established planting and a patio adjoining the living accommodation. The generous grounds offer plenty of room for outdoor entertaining and recreation, alongside longer-term potential to extend the property, or add a garage/boat shed to the side, subject to the necessary consents. This is a must see property to appreciate the space on offer.

LOCATION

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of coastal living, beautiful countryside and a welcoming village atmosphere. Positioned close to the Blackwater Estuary, the village enjoys a peaceful setting with scenic views across the water towards Osea Island, Goldhanger and Heybridge Basin.

The village benefits from a good range of everyday amenities, including convenience stores, a Post Office, pharmacy, bakery, takeaways, public houses and restaurants. Families are well catered for with Maylandsea Community Primary School, a preschool, medical facilities and a village hall hosting various clubs and community activities.

For those who enjoy the outdoors, Mayland offers excellent recreational opportunities, with Blackwater Marina and local sailing clubs providing access to the estuary. The popular seawall walks offer picturesque coastal views, whilst Lawling Park provides playing fields, recreational facilities and open spaces. The nearby nature reserve and surrounding countryside also offer attractive walking routes and opportunities to enjoy local wildlife.

Mayland is conveniently positioned for access to Maldon, Burnham-on-Crouch, South Woodham Ferrers and Chelmsford, all providing a wider selection of shopping, schooling and leisure facilities. Railway services are available from Southminster and Burnham-on-Crouch, offering connections towards London Liverpool Street via Wickford, with local bus services providing additional transport links.

Combining a relaxed waterside lifestyle, excellent local amenities and attractive countryside surroundings, Mayland is an appealing choice for families, professionals and those looking to enjoy the charm of coastal village living.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
8.9m x 1.6m > 0.9m (29'2" x 5'2" > 2'11")

Bedroom One
6.4m x 4.7m > 2.4m (20'11" x 15'5" > 7'10")

Bedroom Two
5.6m x 2.7m > 2.0m (18'4" x 8'10" > 6'6")

Bedroom Three
4.8m x 2.9m (15'8" x 9'6")

Bedroom Four
3.0m x 3.0m (9'10" x 9'10")

Bathroom
2.9m x 1.9m (9'6" x 6'2")

WC
2.7m x 1.0m (8'10" x 3'3")

Utility Room/Boot Room
2.9m x 2.2m (9'6" x 7'2")

Open Plan Lounge/Kitchen/Dining Room
9.3m x 6.8m > 3.9m (30'6" x 22'3" > 12'9")

EXTERIOR

Frontage/Driveway

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.





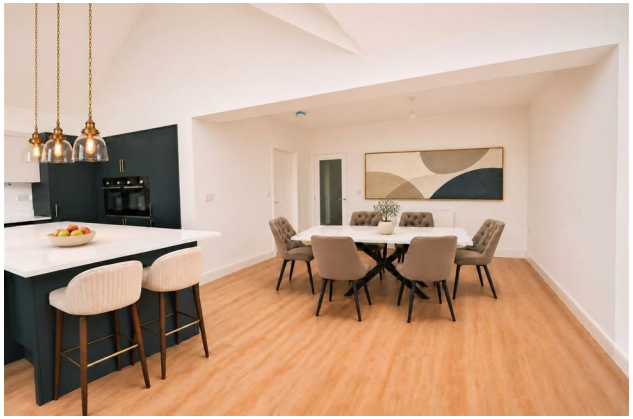












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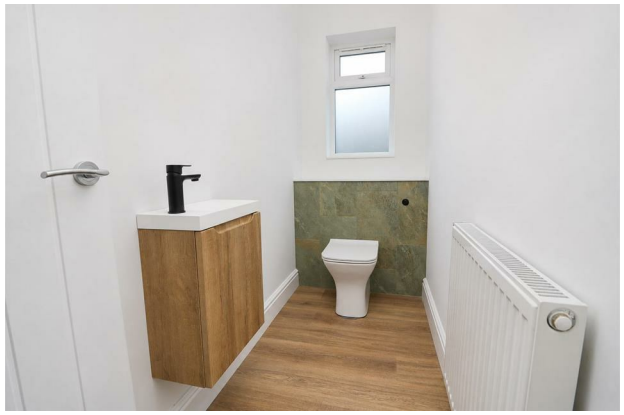
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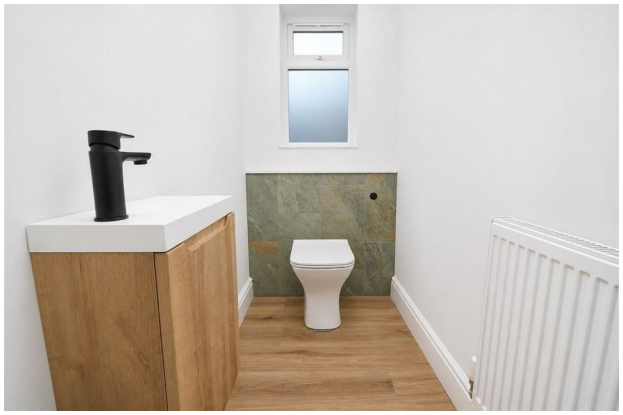
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North Drive, Mayland, CM3

Approximate Gross Internal Area = 133.4 sq m / 1435 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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