

Bakersfield, The Drive, Mayland
CM3 6GT

CURTIS O'BOYLE

Sales & Lettings





Bakersfield, The Drive, Mayland £725,000

Situated in the highly sought-after riverside village of Mayland, this impressive five-bedroom detached family home occupies a generous 0.21-acre plot and offers spacious, versatile accommodation throughout.

The property has been thoughtfully extended on the ground floor to create a stunning orangery-style dining room, seamlessly open plan to a contemporary kitchen/breakfast room - ideal for modern family living and entertaining. Additional ground floor accommodation includes a bright lounge overlooking the rear garden, a separate family/play room, a dedicated study, utility room, spacious entrance hall, and a convenient cloakroom/WC.

Upstairs, the principal bedroom benefits from a stylish modern en-suite shower room. A second en-suite is cleverly positioned between the fourth and fifth bedrooms, complemented by two further double bedrooms and a well-appointed family bathroom.

Externally, a substantial driveway provides parking for five to six vehicles and leads to a detached double garage. The generous rear garden offers excellent outdoor space, perfect for families and entertaining alike.

ENTRANCE HALL Double glazed entrance door and side panels, textured and coved ceiling, radiator, understairs cupboard, stairs to first floor.

CLOAKROOM Double glazed window to side aspect, radiator, coved to smooth ceiling, close coupled WC, wash hand basin, tiled walls

FAMILY ROOM 11' 3" x 10' 2" (3.43m x 3.1m) Two double glazed windows to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring.

STUDY 10' 3" x 6' 6" (3.12m x 1.98m) Two double glazed windows to front aspect, radiator, textured and coved ceiling, wood effect laminated flooring.

LOUNGE 16' 8" x 12' (5.08m x 3.66m) Double glazed French doors to rear garden, textured and coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM 23' 9" x 13' 1" (7.24m x 3.99m) > 9' 11" (3.02m) Double glazed window to rear aspect, radiator, coved to smooth ceiling with inset downlighters, range of fitted units with integrated AEG dishwasher, full length fridge and freezer, Triple AEG electric ovens, electric hob with central extractor inset into island units, one and a quarter bowl sink unit with mixer tap inset into Quartz worktops with fluted drainer, open plan to dining room.

DINING ROOM 13' 7" x 12' 6" (4.14m x 3.81m) Double glazed sliding patio doors to side and rear aspects, roof lantern, coved to smooth ceiling with inset downlighters, opening to utility room.

UTILITY ROOM 12' 6" x 4' 1" (3.81m x 1.24m) Double glazed door to side aspect, double glazed window to rear aspect, coved to smooth ceiling with inset downlighters, part tiled walls, space for washing machine.

FIRST FLOOR LANDING Textured ceiling, loft access, airing cupboard.

BEDROOM ONE 14' 4" x 12' 1" (4.37m x 3.68m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, wood effect laminated flooring.

ENSUITE 8' 10" x 6' 6" (2.69m x 1.98m) Double glazed window to rear aspect, tiled shower cubicle, wash hand basin, close coupled WC, tiled floor and walls, smooth ceiling, extractor.

BEDROOM TWO 12' 6" x 10' 9" (3.81m x 3.28m) + recess. Double glazed window to front aspect, radiator, coved to smooth ceiling, wood effect laminated flooring.

BEDROOM THREE 12' x 10' 10" (3.66m x 3.3m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, wood effect laminated flooring.

BEDROOM FOUR 9' 6" x 9' 2" (2.9m x 2.79m) Two double glazed windows to front aspect, radiator, coved to smooth ceiling, wood effect laminated flooring.

BEDROOM FIVE 8' 8" x 8' 5" (2.64m x 2.57m) Two double glazed windows to front aspect, radiator, coved to smooth ceiling, wood effect laminated flooring.

ENSUITE Smooth ceiling, radiator, tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiled walls and floor, doors to bedrooms 4 & 5.

BATHROOM 6' 5" x 6' 1" (1.96m x 1.85m) Double glazed window to rear aspect, heated towel rail, smooth ceiling, panelled bath with mixer tap and shower over, wash hand basin, close coupled WC, extractor fan, tiled floor and walls, electric shaver point.

FRONT GARDEN Driveway for 5/6 vehicles leading to DETACHED DOUBLE GARAGE

REAR GARDEN 100' (30m) Approx in length. Paved patio area, laid to lawn, fencing to boundary, gated side access, raised patio to rear with BAR.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 1923 sq.ft. (178.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC



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