

Bramley Way, Maylandsea CM3 6ES

Price £399,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located in the river fronted village of Mayland, which offers an array of shops, restaurants, two doctors surgeries and a primary school.
The area is surrounded by countryside and offers some beautiful coastal walks, along with the marina for your sailing and river sports.
Commuting to London, couldn't be easier with Southminster approximately four miles away, offering a rail link into London Liverpool Street.

OFFERED WITH NO ONWARD CHAIN.
This spacious four bedroom detached family home offers on the ground floor, a cloakroom/w/c, modern open plan style living from a large entrance hallway, kitchen and large lounge, converted garage/ large utility room or potential office or room of choice.
The first floor has four good size bedrooms(PLEASE NOTE) bedroom one has been opened into bedroom three to make a dressing room, both doors are still in situ to easily reinstate two separate bedrooms and finally the family bathroom.
Externally an unoverlooked rear garden facing West, to enjoy those hot summer days and to the front a good size driveway with established planting.

Storm porch
Storm porch leading to the front door.

Entrance hallway
The hallway is a very good size and offers modern open plan living to the kitchen and lounge, which works particularly well. Tiled flooring, radiator, down lighting and stairs to the first floor landing.

Cloakroom/w/c
Close coupled w/c, hand wash basin, tiled flooring continuing from the hallway. Understairs storage cupboard and a double glazed window to the side.

Kitchen
15'1 x 8'2
The kitchen is a nice size offering a range of modern cream fronted eye level units, matching base units and drawers with wooden effect work surfaces over. One and a half inset stainless steel sink, range style oven with gas hob and electric double ovens and rear splash back, space for fridge/freezer. The tiled flooring continues from the hallway along with down lighting, double glazed window to the front and a double glazed door to the side.

Lounge
21'3 x 11'9
The lounge is an excellent size with wood effect laminate flooring, plenty of natural light from the two large double glazed windows to the rear. Television point, two radiators and a cast iron wood burner with outside flue.

Utility room/office/reception room.
15'6 x 7'8
A totally versatile room, currently a large utility room and office space but the choice is yours. Converted from the garage it lays itself open to a multitude of uses with a double glazed window to the front, plumbing for washing machine, tumble dryer and a wall mounted gas boiler(not tested)part tiled flooring and a double glazed window to the side.

Landing
Down lighting, wood effect laminate flooring, loft access and a linen cupboard.

Bedroom one
12'4 x 12'3
PLEASE NOTE we have mentioned this bedroom has been opened partially to bedroom three to make a joining dressing room, both doors are still in situ so this would be an easy reinstatement of two rooms.
The main bedroom has wood effect laminate flooring, double glazed window to the rear and radiator.

Bedroom two
12'1 x 9'9
Another good size double room with wood effect laminate flooring, mirror fronted fitted wardrobes to one wall, radiator and double glazed window to the front.

Bedroom three
(SEE BEDROOM ONE NOTE) Another double bedroom with wood effect laminate flooring, double glazed window to the rear and radiator.

Bedroom four
8'9 x 8'7
Wood effect laminate flooring, radiator and a double glazed window to the front.

West facing rear garden.
If you enjoy the summer sun, then this unoverlooked West facing garden should hit the spot.
Commencing with a patio/entertaining/area and brick built bbq. side path with water tap and gate to the front, neatly laid to lawn with some established surrounding planting, and shed, close board fenced boundaries.

Driveway and frontage.
The property has its own driveway for multiple vehicles and shingle pathway, mature screening to one side and a good mixture of established palnting.





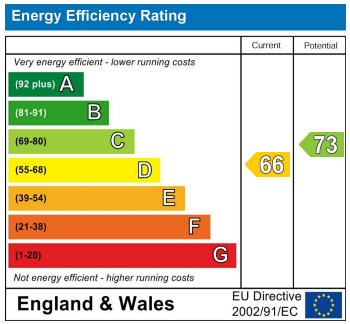


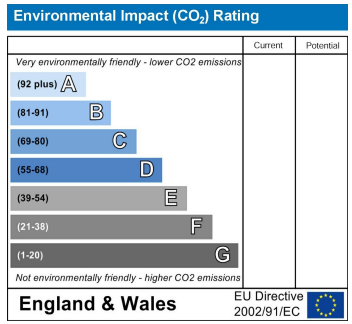
Bramley Way, Maylandsea, Chelmsford



Consumer Protection from Unfair Trading Regulations 2008.

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