

Paul Mason Associates



Steeple Road, Mayland, Chelmsford, CM3 6BE  
Guide price £550,000

- Well Presented Throughout
- Four Bedroom Detached Family Home
- Gated Block Paved Driveway Plus Garage
- Landscaped Well Sized Rear Garden
- Refitted En-Suite to Bedroom One
- Ground Floor Cloakroom/WC
- Utility Room
- Four Piece Family Bathroom Suite
- Modern Kitchen/Dining Room
- EPC - TBC

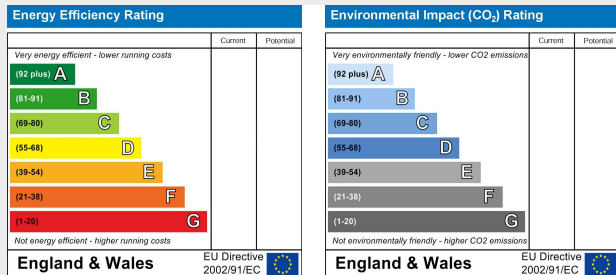
Guide Price £550,000 - £565,000....Set within the sought-after village of Mayland, this impressive four-bedroom detached family home offers spacious and well-balanced accommodation, ideal for modern family living.

The ground floor is arranged around a welcoming entrance hall, providing access to a contemporary kitchen/dining room, a generous lounge/dining room, cloakroom/WC and a practical utility room, which also offers internal access to the garage. The layout provides excellent flexibility for both everyday living and entertaining.

To the first floor, the landing leads to four well-proportioned bedrooms and a four-piece family bathroom suite. The principal bedroom further benefits from its own refitted en-suite shower room, creating a comfortable private retreat.

Externally, the property is attractively set back from the road behind a gated block-paved driveway, offering off-road parking for multiple vehicles and access to the garage. To the rear, there is a substantial and secluded landscaped garden, featuring a paved patio seating area, a pathway leading towards the rear of the garden, and a generous lawned area, making it perfect for outdoor dining, relaxation and family enjoyment.

Overall, this is a superb detached family home combining generous accommodation, excellent parking and a sizeable private garden in a desirable village setting.



## Location

the village of Mayland, 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 Hall

#### Kitchen/Dining Room

4.8m x 3.3m (15'8" x 10'9")

#### Utility Room

3.0m x 2.7m (9'10" x 8'10")

#### Cloakroom/WC

## Lounge/Dining Room

6.6m x 5.6m (21'7" x 18'4")

## Conservatory

4.0m x 3.5m (13'1" x 11'5")

## FIRST FLOOR

### Landing

#### Bedroom One

4.0m x 3.6m (13'1" x 11'9")

#### En-Suite

#### Bedroom Two

3.7m x 3.2m (12'1" x 10'5")

#### Bedroom Three

3.2m x 2.9m (10'5" x 9'6")

#### Bedroom Four

3.4m x 2.5m (11'1" x 8'2")

## Family Bathroom

## EXTERIOR

### Garage

5.5m x 2.7m (18'0" x 8'10")

### Rear Garden

### Frontage

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

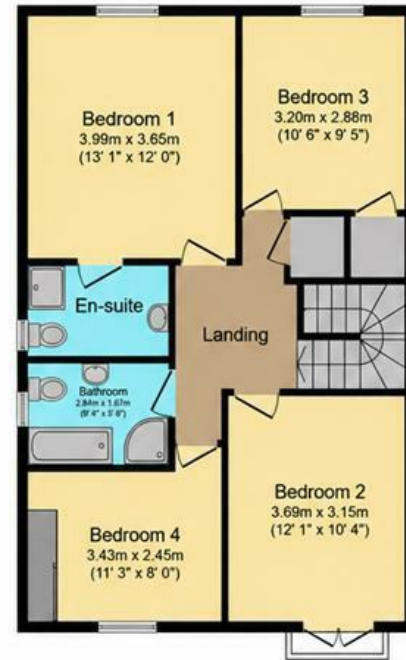
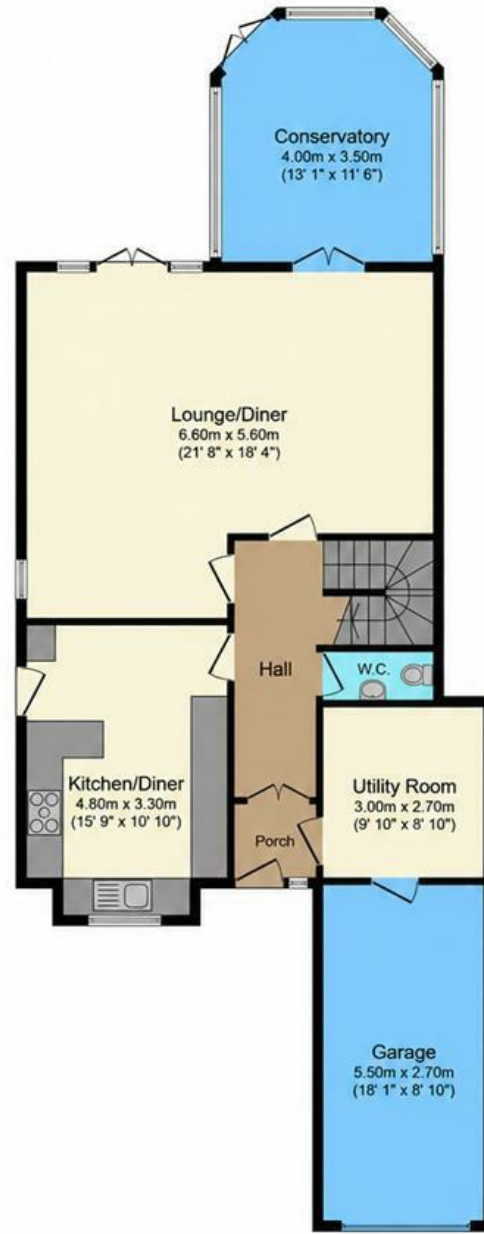
Local Authority - Maldon District Council

## 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.





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

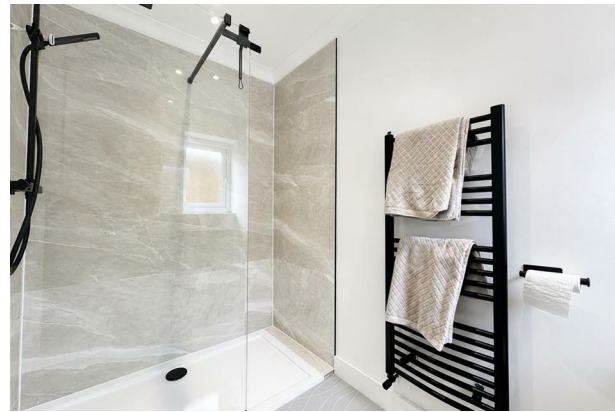
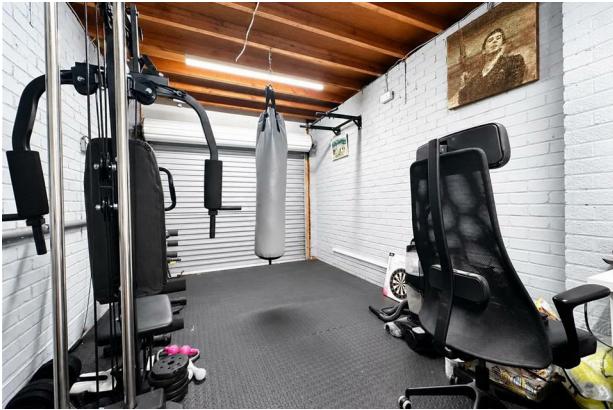
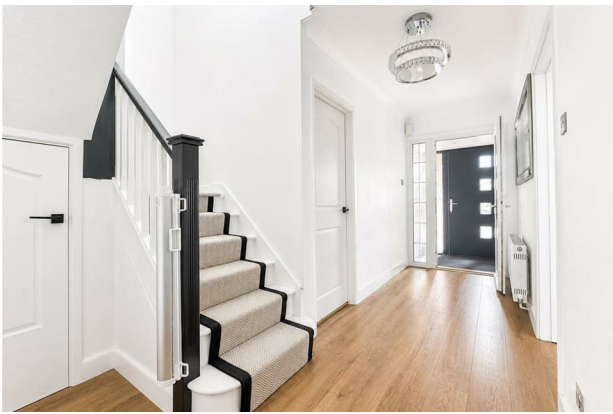
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





**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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

