

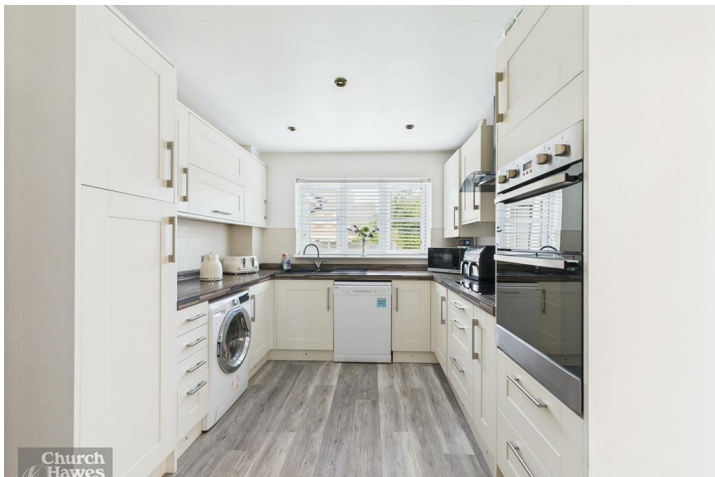


Church
Curlew Avenue, Mayland, CM3 6TX
Price £440,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****RE-AVAILABLE DUE TO CHAIN BREAK**** A WONDERFUL OPPORTUNITY HAS ARISEN TO PURCHASE A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME situated within a cul-de-sac turning within the waterside village of Mayland. Internally accommodation comprises of EN-SUITE FACILITIES SERVING THE PRINCIPAL BEDROOM, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor the property boasts three reception rooms including a generous living room plus kitchen. Externally ample parking is provided off road via the driveway plus single garage along with an impressive low maintenance rear garden. Council Tax Band D. Energy Efficiency Rating D.



Bedroom 1 12'3 x 8'6 (3.73m x 2.59m)

Double glazed window to rear, radiator, coved to ceiling, inset lighting to ceiling, fitted wardrobes and overhead units, sliding door to:

En-Suite

Obscure double glazed window to rear, low level w.c, wash hand basin with mixer tap, tiled shower cubicle & wall mounted shower unit, inset lighting to ceiling, tiled floor.

Bedroom 2 11'5 x 9'4 (3.48m x 2.84m)

Double glazed window to front, radiator, coved to ceiling, inset lighting to ceiling, fitted wardrobe.

Bedroom 3 9'2 x 9'2 (2.79m x 2.79m)

Double glazed window to front, radiator, coved to ceiling, fitted wardrobes.

Bedroom 4 8'2 x 7' (2.49m x 2.13m)

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to side, ladder towel radiator, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling, roll top bath with mixer tap and wall mounted shower unit, tiled floor.

Landing

Double glazed window to side, airing cupboard, access to loft space, inset lighting to ceiling, stairs down to ground floor.

Entrance Porch

Entrance door, inset lighting to ceiling.

Entrance Hallway

Vertical radiator, coved to ceiling, inset lighting to ceiling, under stairs storage cupboard.

Study 7'6 x 7' (2.29m x 2.13m)

Double glazed window to front, radiator.

Cloakroom/W.C

Obscure double glazed window to side, ladder towel radiator, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling, tiled to walls, tiled floor.

Dining Room 11' x 9'7 (3.35m x 2.92m)

Double glazed window to front, radiator, coved to ceiling, tiled floor.

Lounge 16' x 10'11 (4.88m x 3.33m)

French doors to rear to garden, double glazed window to side, radiator, fireplace with gas fire, coved to ceiling.

Kitchen 15'7 x 9'6 (4.75m x 2.90m)

Double glazed window to rear & side, door to side, inset lighting to ceiling, space for fridge/freezer, wall mounted boiler, space for washing machine, space for dishwasher, fitted base and wall mounted units, sink unit set into worksurfaces, built in double oven, four ring hob & extractor hood.

Rear Garden

Low maintenance rear garden, fenced to boundaries, patio area, artificial lawn area, outside tap, gazebo/bar area, personal door to garage, access to front via gate, outside tap.

Garage

Electric roller door, power and light connected.

Frontage

Driveway providing ample off road parking.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are

intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

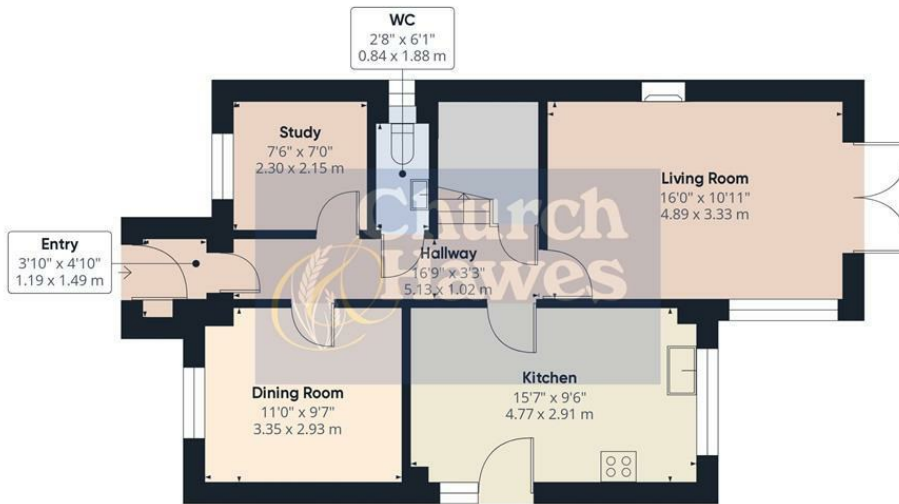
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1108.76 ft²
103.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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