

CURTIS O'BOYLE

Sales & Lettings

Mayland Green, Mayland

CM3 6BD



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£535,000

A unique architect designed detached property based on a Saxon Cruck Barn providing a stunning living space with large feature windows extending up into the vaulted ceiling and mezzanine floor above. The property has a principle bedroom with ensuite to the first floor along with a study. Three bedrooms to the ground floor along with family bathroom, cloakroom, utility room and kitchen/diner overlooking the rear garden. Ample parking to the front with a large carport with EV charging point.

ENTRANCE LOBBY Obscure double glazed entrance door, glazed door to entrance hall.

ENTRANCE HALL Radiator, textured ceiling, Amtico flooring.

CLOAKROOM Obscure double glazed window to front aspect, heated towel rail, close coupled WC, pedestal wash hand basin, part tiled walls, tiled floor.

BATHROOM Obscure double glazed window to front aspect, panelled bath with mixer tap and shower attachment, close coupled WC, corner shower cubicle, vanity wash hand basin, part tiled walls, tiled floor, smooth ceiling with inset downlighters, heated towel rail.

BEDROOM TWO 17' 1" x 9' 11" (5.21m x 3.02m) (into point) + 9' 10" x 4' 10" (3m x 1.47m) (into point + wardrobe) Two double glazed windows to front and side aspects, radiator, fitted wardrobes with mirrored sliding doors.

BEDROOM THREE 9' 9" x 6' 8" (2.97m x 2.03m) Double glazed window to front aspect, radiator, textured ceiling

BEDROOM FOUR 7' 11" x 7' 9" (2.41m x 2.36m) (plus wardrobe space) Double glazed window to rear aspect, radiator, textured ceiling, fitted wardrobes with mirrored sliding doors.

UTILITY ROOM 6' 10" x 6' 3" (2.08m x 1.91m) Double glazed window to rear aspect, stable door to rear garden, textured ceiling, radiator, oil fired boiler, stainless steel sink unit with mixer tap inset into worktops.

LIVING ROOM 20' 2" x 19' 11" (6.15m x 6.07m) (max into point) Full height to vaulted ceiling double glazed corner windows, two radiator, log burner on circular brick hearth, Amtico flooring stairs to mezzanine study area, door to kitchen/diner.

KITCHEN/DINER 19' 7" x 9' 10" (5.97m x 3m) Double glazed windows to side and rear aspects, smooth ceiling with inset downlighters, fitted base and wall units, one and a quarter bowl ceramic sink unit with mixer tap inset into worktops, built in electric oven and four ring with hood above, integrated fridge, radiator, Amtico flooring wall mounted electric heater.

FIRST FLOOR MEZZANINE STUDY 10' 10" x 10' 3" (3.3m x 3.12m) Double glazed window to side aspect, wood effect laminated flooring, built in airing cupboard, door to principle bedroom suite.

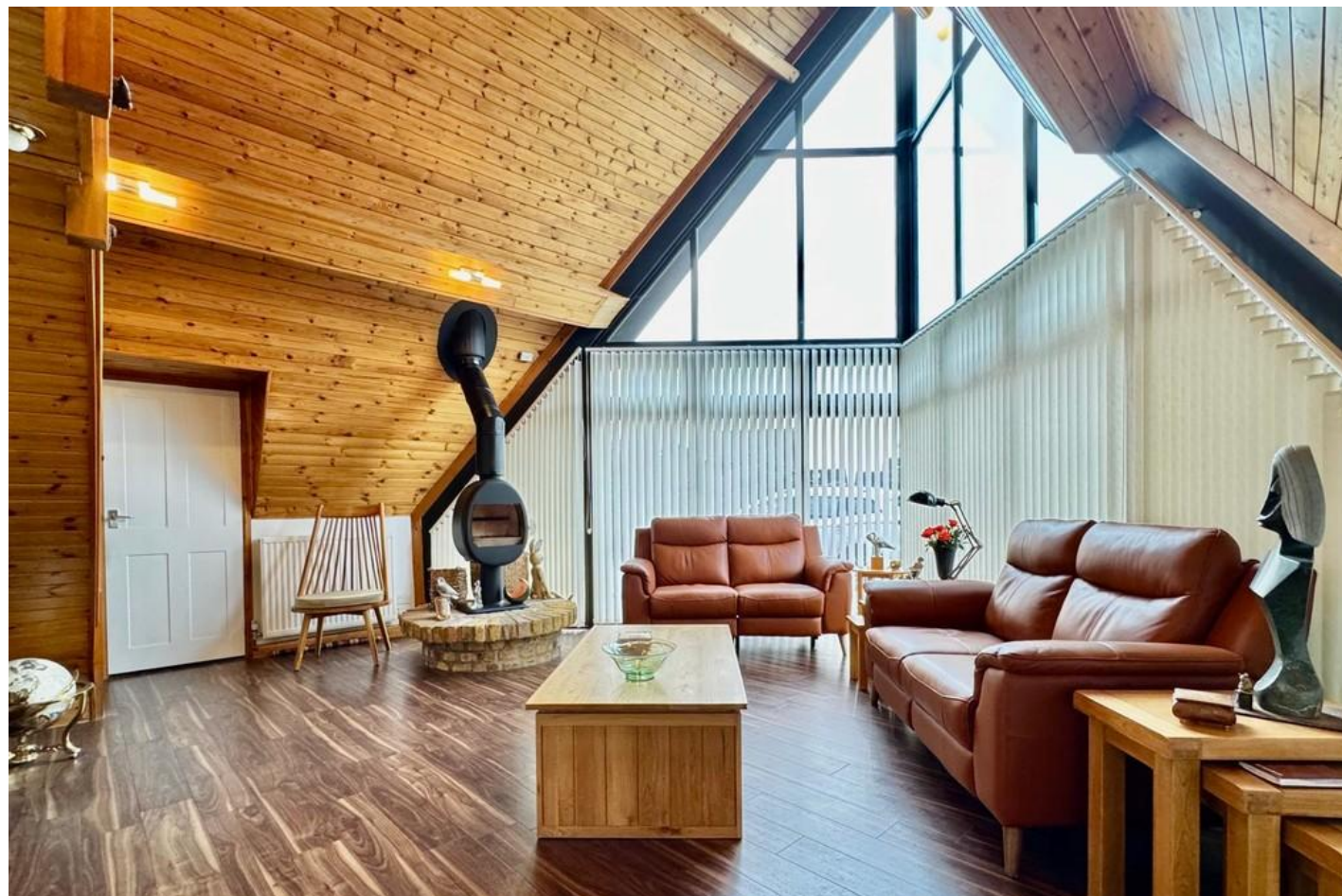
BEDROOM ONE 13' 10" (< 19' 9" (6.02m) into point) x 12' (4.22m x 3.66m) + 11' 5" x 6' 3" (3.48m x 1.91m) Two double glazed windows to rear aspect, two radiators, smooth ceiling, walk in wardrobe, door to ensuite.

ENSUITE Corner shower cubicle, close coupled WC, vanity wash hand basin, part tiled walls.

REAR GARDEN 0.14 Acre overall plot Raised covered decking area, steps down to garden laid to lawn, shingled area overlooking brook to rear, timber shed and timber summerhouse, side access with covered log store and oil tank area.

FRONT GARDEN Mostly shingled with parking for several vehicles, timber carport with paved drive and EV charge point.

AGENTS NOTE The property construction is timber on timber frame with concrete piling. Getting a timber frame mortgage can sometime be more difficult, and you'll often need a bigger deposit. Please consult your mortgage lender or consultant.



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



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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