



Spinnakers Esplanade, Mayland Chelmsford CM3 6AW



welcome to

Spinnakers Esplanade, Mayland Chelmsford

****GUIDE PRICE £700,000 - £725,000**** Offering STUNNING PANORAMIC VIEWS OVER THE ESTUARY and marina, is this well presented SPACIOUS POTTEN HOME occupying a plot of 1/2 ACRE with 140 FT Frontage and detached DOUBLE GARAGE.



Entrance Porch

Covered porch area, oak entrance door to:-

Entrance Hall

Stairs rising to first floor with cupboard under, feature exposed brick wall, doors to:-

Lounge

26' 6" x 16' 3" Max (8.08m x 4.95m Max)
Window to front with stunning estuary views, centrepiece inglenook style brick fireplace, French doors to rear opening to:-

Conservatory

18' 3" x 14' 9" Max (5.56m x 4.50m Max)
Dwarf brick wall and double glazed construction with pitched roof and French doors to side opening to the garden.

Study

8' 4" x 8' 2" (2.54m x 2.49m)
Window to rear.

Kitchen

15' 8" x 11' 1" (4.78m x 3.38m)
Windows to side and rear, sink and drainer set in roll top surfaces with tiled splashbacks and range of solid wood eye and base level units, Rangemaster style cooker with extractor over, space for further appliances, breakfast bar with storage cupboards under, door to:-

Utility Room

9' 3" x 9' 1" (2.82m x 2.77m)
Window to rear and door to side accessing the garden, door returning to entrance hall, door to:-

Cloakroom

Window to rear, white suite comprising of low level WC and pedestal basin.

Dining Room

14' 8" x 10' 2" (4.47m x 3.10m)
Windows to front and side.

First Floor Landing

Window to rear, loft access, doors to:-

Bedroom One

14' 7" x 12' 6" (4.45m x 3.81m)
Window to front and side, door to:-

Ensuite

Window to side and Velux window to rear, white suite comprising of free standing claw-foot bath, separate shower, low level WC and pedestal basin, airing cupboard.

Bedroom Two

14' 6" x 8' 7" Max (4.42m x 2.62m Max)
Window to side and front with stunning estuary views.

Bedroom Three

10' 6" x 9' 6" (3.20m x 2.90m)
Window to side.

Bedroom Four

10' 8" x 6' 6" (3.25m x 1.98m)
Window to front with stunning estuary views.

Bathroom

Velux window to rear, white suite comprising of panel bath with shower over, low level WC and pedestal basin.

Outside Front

140 FT frontage, laid to lawn with driveway providing parking for numerous vehicles leading to the double garage, gated side access to:-

Rear Garden

Enclosed by panel fence, laid to lawn with mature shrubs and patio seating area, newly installed bunded oil tank with a 10 year guarantee.

Double Garage

Two sets of double doors, window to side and

further door to rear, power and light connected.



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Spinnakers Esplanade, Mayland Chelmsford

- Estuary Views
- Double Garage
- Three Reception Rooms
- Bathroom & En Suite
- South Facing Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104596 - 0004

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