

Paul Mason Associates



Worcester Close, Mayland, Chelmsford, CM3 6TD  
£365,000

- Generous Corner Plot
- Three Bedroom Semi-Detached House
- Well Presented Throughout
- Ground Floor WC and First Floor Bathroom
- Lounge
- Kitchen/Dining Room
- Off Road Parking
- Village Location
- Gas Central Heating
- EPC - TBC

Situated within the popular village of Mayland, Essex, this well-presented three bedroom semi-detached home occupies a desirable corner plot and offers generous accommodation, excellent outside space, and versatile additional outbuilding facilities.

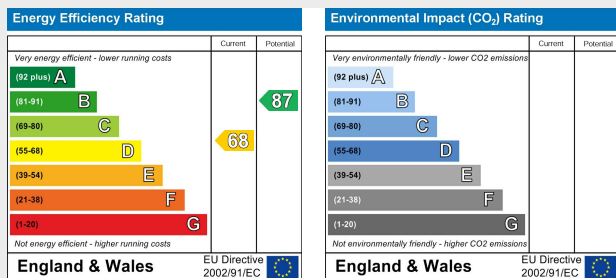
To the front, the property is approached via a block paved driveway, providing off-road parking and access to the garage. The exterior presents a smart, modern frontage with attractive grey cladding, matching fencing, and a neat, low-maintenance driveway.

Internally, the ground floor accommodation begins with a spacious lounge, featuring air conditioning and a recently installed feature media wall, creating a stylish and comfortable living area. There is also a convenient ground floor WC. To the rear, the kitchen/dining room provides a bright and practical space for everyday living, with modern fitted units, integrated appliances, dining space, and views over the rear garden.

The first floor landing also benefits from air conditioning and gives access to three well-sized bedrooms and the family bathroom. The bedrooms are neatly presented, with flexible space for family living, guests, or home working. The family bathroom is finished in a contemporary style, with grey tiling, a bath with shower over, vanity storage, and WC.

A standout feature of this home is the generous rear garden, which has been landscaped and offers an excellent space for entertaining, relaxing, and family use. The garden includes a large lawn, patio seating areas, and a covered outdoor entertaining space. There is also a substantial outbuilding, benefitting from power and lighting, as well as WC and kitchen facilities, making it ideal for a home office, gym, studio, hobby room, or entertaining space.

Overall, this is an attractive and versatile family home offering spacious accommodation, a generous landscaped garden, ample parking, garage access, and an impressive outbuilding, all set within the well-regarded village of Mayland.



## ACCOMMODATION

### GROUND FLOOR

#### Lounge

5.3m x 4.5m (17'4" x 14'9" )

#### Kitchen/Dining Room

4.5m x 3.3m (14'9" x 10'9")

#### Cloakroom/WC

### FIRST FLOOR

#### Landing

#### Bedroom One

4.5m x 3.3m (14'9" x 10'9")

#### Bedroom Two

3.3m x 2.3m (10'9" x 7'6")

#### Bedroom Three

3.3m x 2.1m (10'9" x 6'10")

#### Bathroom

### EXTERIOR

#### Rear Garden

#### Frontage

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

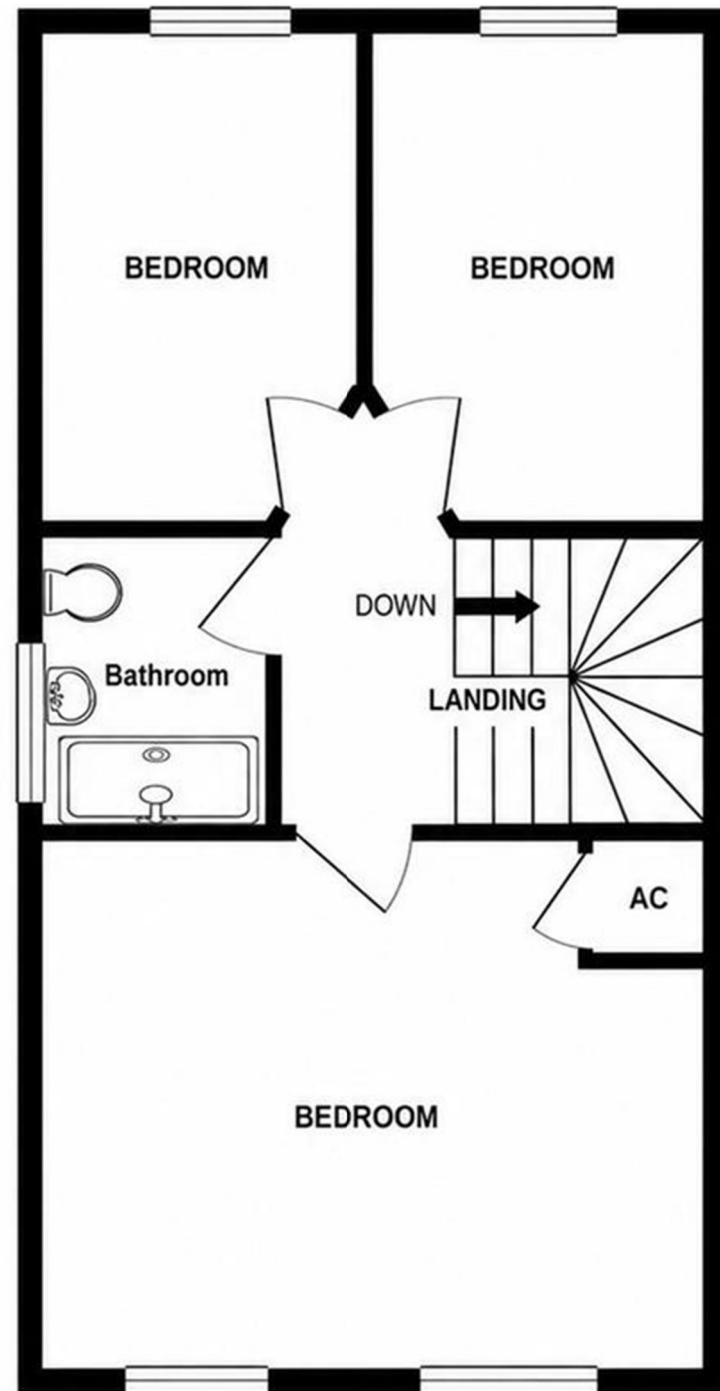
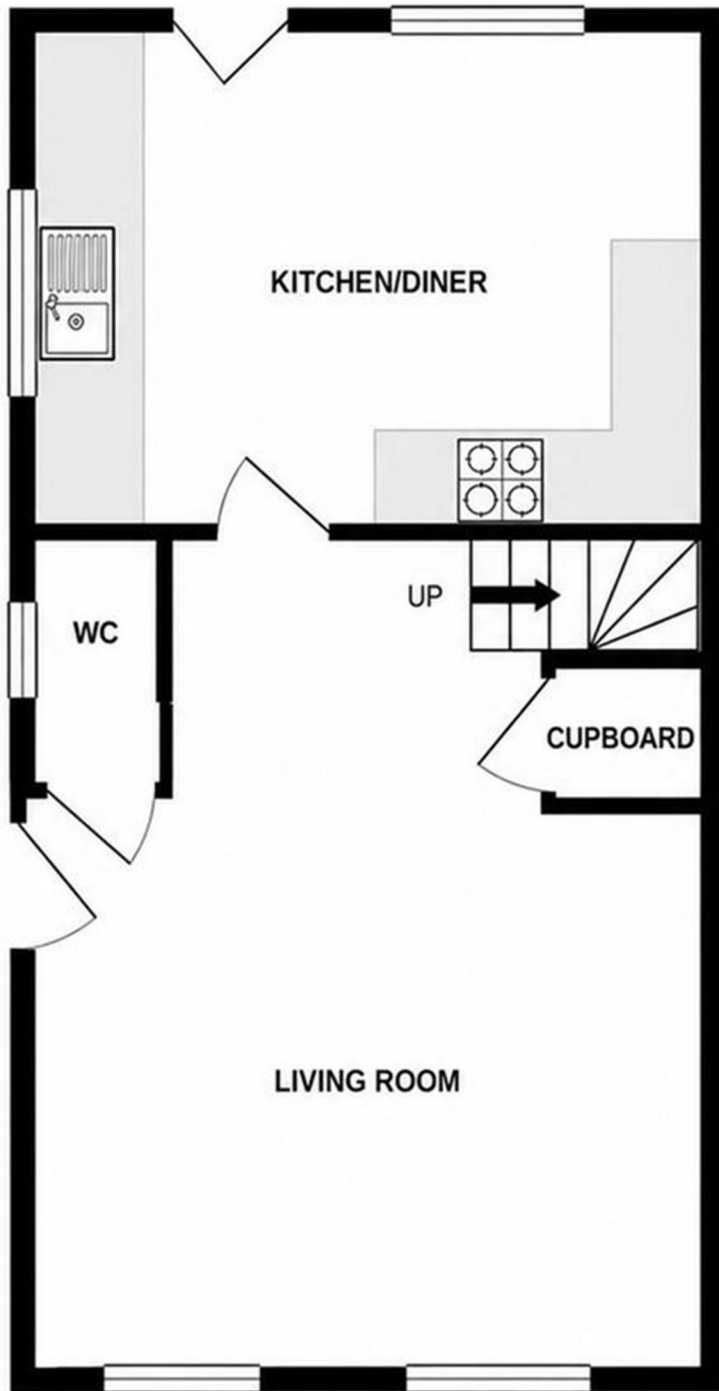
Local Authority - Maldon District Council

#### 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.





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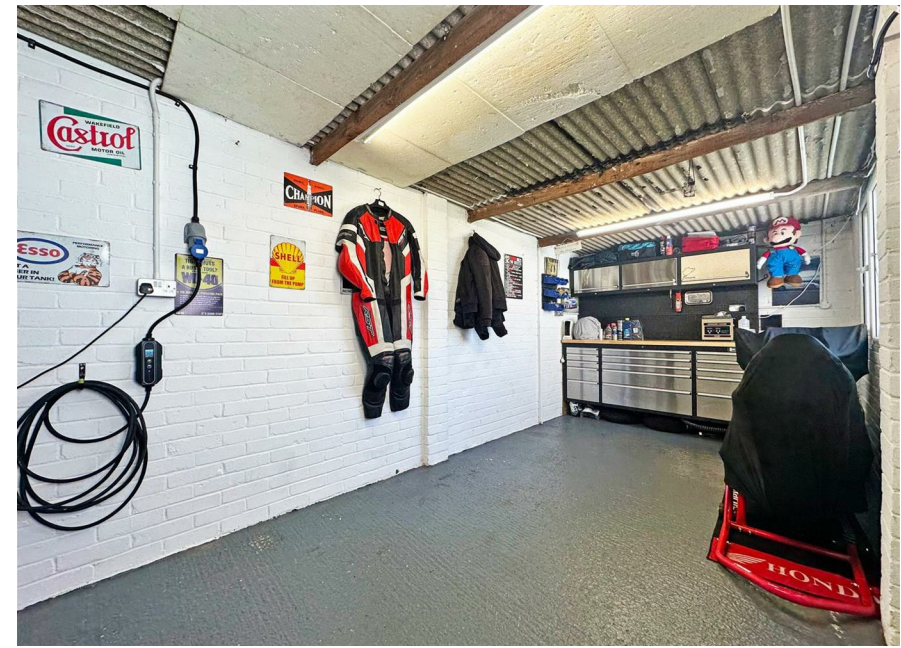
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