

Paul Mason Associates



Mayland Quay, Mayland, CM3 6GJ

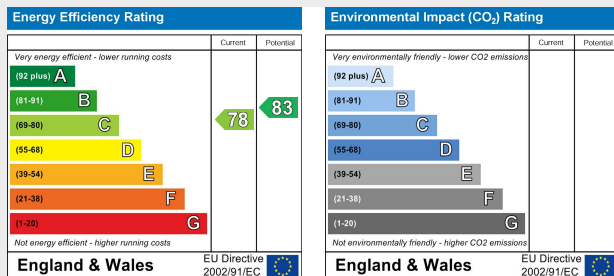
- Spacious four/five-bedroom detached family home situated in the sought-after village of Mayland
- Flexible accommodation arranged over three floors
- Impressive lounge measuring 22'11" x 12'1", with double doors opening directly onto the rear garden
- Well-appointed kitchen with integrated appliances, plus a separate dining room
- Useful separate utility area and convenient cloakroom to the ground floor
- Three bedrooms to the first floor, including a principal bedroom with a three-piece en-suite shower room
- First floor three-piece family bathroom and two further second-floor bedrooms with access to a shower room
- Low-maintenance rear garden with decking, patio, shrubbery and raised flower beds
- Off-road parking for four vehicles and a double garage to the front
- EPC - C

Guide Price £600,000 - £625,000.... This spacious and well-presented four/five-bedroom detached family home situated in the sought-after village of Maylandsea, offering flexible accommodation arranged over three floors.

The property is welcomed via a generous entrance hallway, which provides access to the main living areas. The impressive lounge measures 22'11" x 12'1" and offers a fantastic space with double doors opening directly onto the rear garden. The ground floor also benefits from a well-appointed kitchen with integrated appliances, a separate dining room, a useful utility area and a convenient cloakroom.

To the first floor, there are three bedrooms, including the principal bedroom which benefits from a three-piece en-suite shower room. There is also a three-piece family bathroom serving the remaining bedrooms on this floor. One of the bedrooms also features double doors leading through to bedroom five, which could alternatively be used as a dressing room or home office. The second floor offers two further bedrooms, both of which have access to a shower room, making this space ideal for older children, guests or flexible family living.

Externally, the rear garden has been designed for low-maintenance enjoyment, featuring both decking and patio areas, along raised flower beds and a fitted hot tub to remain. To the front, the property offers off-road parking for four vehicles, as well well as a double garage, providing excellent parking and storage facilities.



## Location

Mayland sits just off the coast of the River Blackwater and offers views towards Osea Island and Heybridge Basin. The village is well regarded for its waterside setting, idyllic nature reserve and excellent range of local amenities, including a large recreational ground with football pitches, tennis courts and children's play equipment. There are also two public houses/restaurants, two sailing clubs, a doctors' surgery, primary school, and local shops including a bakery, post office, fish and chip shop and beauty salon.

## GROUND FLOOR

### Entrance Hall

### Cloakroom

### Lounge

7.01m x 3.69m (22'11" x 12'1")

### Dining Room

3.61m x 3.29m (11'10" x 10'9")

### Kitchen

3.66m x 3.60m (12'0" x 11'9")

### Utility Room

## FIRST FLOOR

### Landing

### Master Bedroom

5.23m x 3.69m (17'1" x 12'1")

### En-suite

### Bedroom Three

3.98m x 3.59m (13'0" x 11'9")

### Bedroom Five/Dressing Room

3.59m x 2.92m (11'9" x 9'6")

### Family bathroom

## SECOND FLOOR

### Landing

### Bedroom Two

5.80m x 4.70m (19'0" x 15'5")

### Bedroom Four

3.84m x 3.68m (12'7" x 12'0")

### Shower Room

## EXTERIOR

### Rear garden

### Front Garden

### Double Garage

5.38m x 5.18m (17'7" x 16'11")

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon

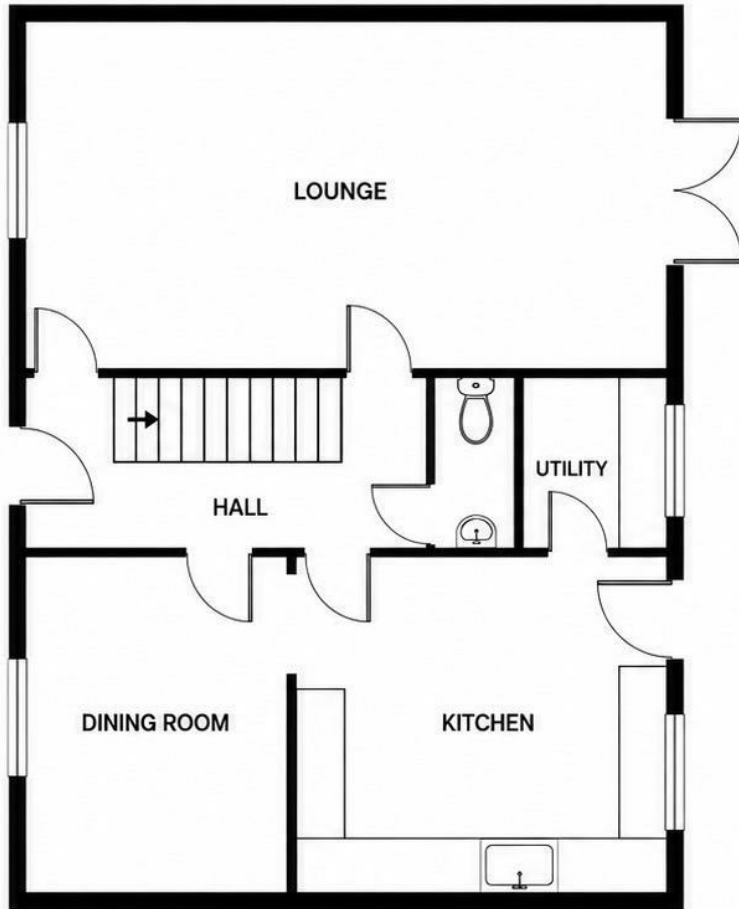
### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

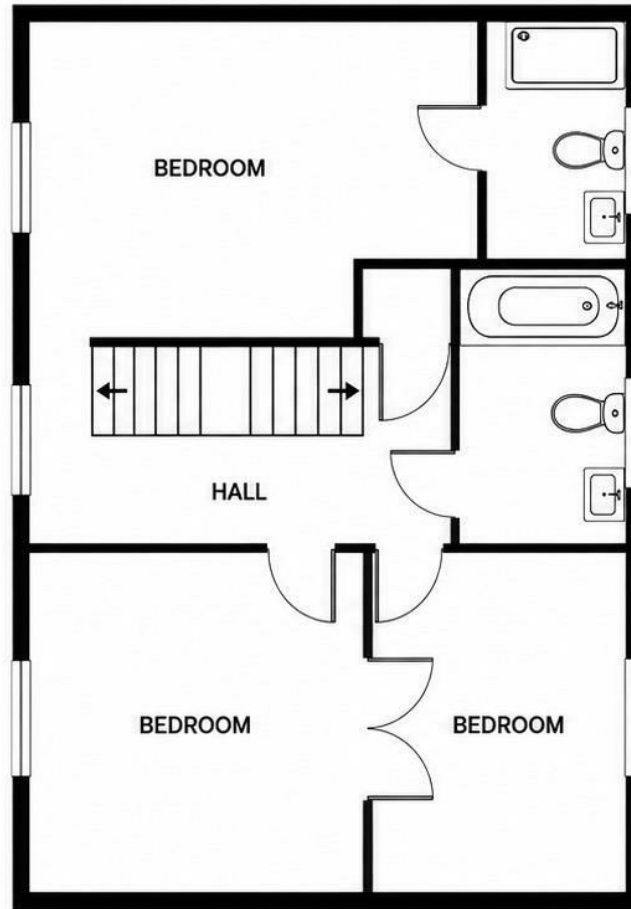
### Important Notice

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.

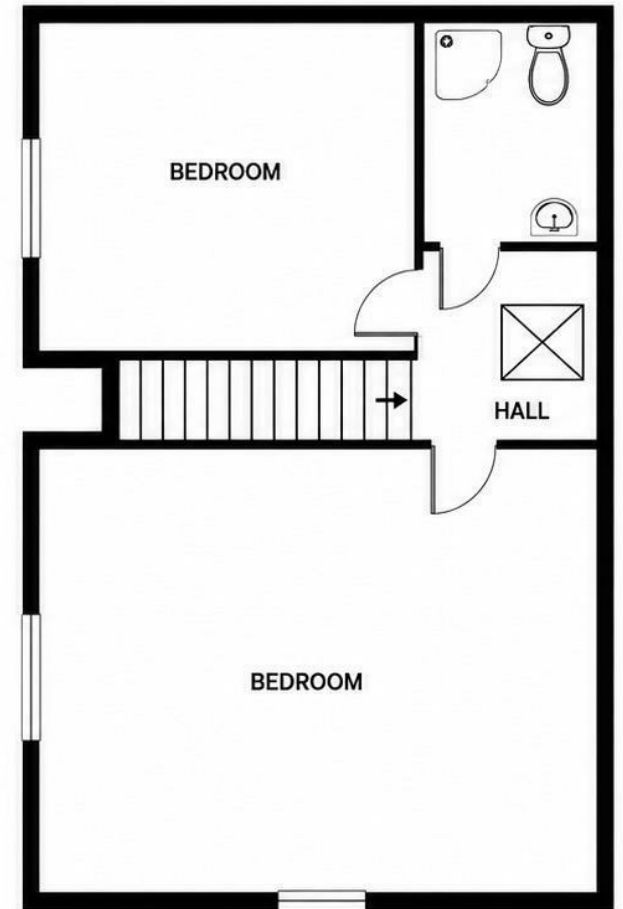
Ground Floor



First Floor



Second Floor





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