

Paul Mason Associates



Orchard Drive, Mayland, Chelmsford, Essex, CM3 6EP

£475,000

- Extended and Improved
- Four Bedroom Detached House
- Off Road Parking for Numerous Vehicles Plus Garage
- Open Plan Lounge/Kitchen/Dining Room
- Utility Room
- Reception Room/Snug
- Ground Floor WC, First Floor Bathroom and En-Suite to Bedroom One
- Secluded Rear Garden
- Porch and Entrance Hall
- EPC - TBC

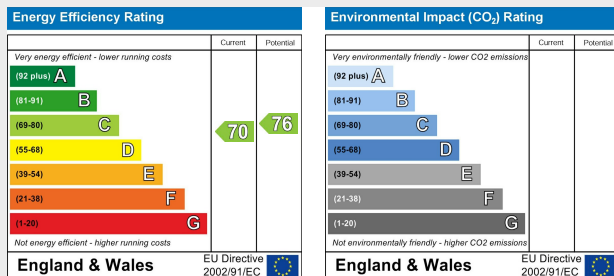
Situated in the waterside village of Mayland, Essex, this beautifully extended and much-improved four-bedroom family home offers generous living space, stylish modern interiors and excellent outside space.

The property opens with a welcoming entrance porch, leading through to the entrance hall, which provides access to the reception room, utility room, cloakroom/WC and the impressive open-plan lounge/kitchen/dining area. This stunning new addition forms the heart of the home, featuring a sleek contemporary kitchen with central island, integrated appliances, elegant cabinetry, a dining area and a bright lounge space overlooking the rear garden with an entertainment wall, full length windows and roof lantern.

To the first floor, the landing gives access to four good-sized bedrooms, including three attractive double bedrooms and a further small double bedroom. Bedroom one benefits from its own en-suite, while the remaining bedrooms are served by a modern family bathroom suite.

Externally, the property continues to impress. To the rear is a secluded garden, ideal for families and entertaining, with lawned space and a substantial children's play area. To the front, there is extensive off-road parking for multiple vehicles, together with access to the garage via an up-and-over door.

Combining spacious accommodation, modern finishes and a desirable village location, this is a fantastic family home in a popular waterside setting.



Location

The village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

1.7m x 1.3m (5'6" x 4'3")

Entrance Hall

5.7m x 1.2m (18'8" x 3'11")

Reception Room

4.5m x 2.7m (14'9" x 8'10")

Utility Room

2.4m x 1.5m (7'10" x 4'11")

Cloakroom/WC

1.8m x 1.2m (5'10" x 3'11")

'L' Shape Kitchen/Lounge/Dining Room

7.5m x 6.4m (24'7" x 20'11")

FIRST FLOOR

Landing

4.5m x 2.1m (14'9" x 6'10")

Bedroom One

4.0m x 3.5m (13'1" x 11'5")

En-Suite

2.1m x 1.2m (6'10" x 3'11")

Bedroom Two

3.6m x 3.6m (11'9" x 11'9")

Bedroom Three

3.5m x 2.4m (11'5" x 7'10")

Bedroom Four

3.6m > 2.3m x 2.8m (11'9" > 7'6" x 9'2")

Family Bathroom

2.6m x 1.9m (8'6" x 6'2")

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

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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Approximate Gross Internal Area = 138.4 sq m / 1489 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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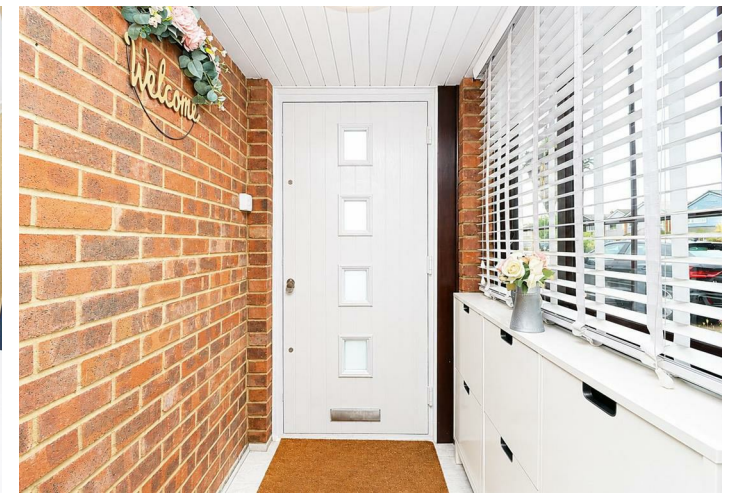
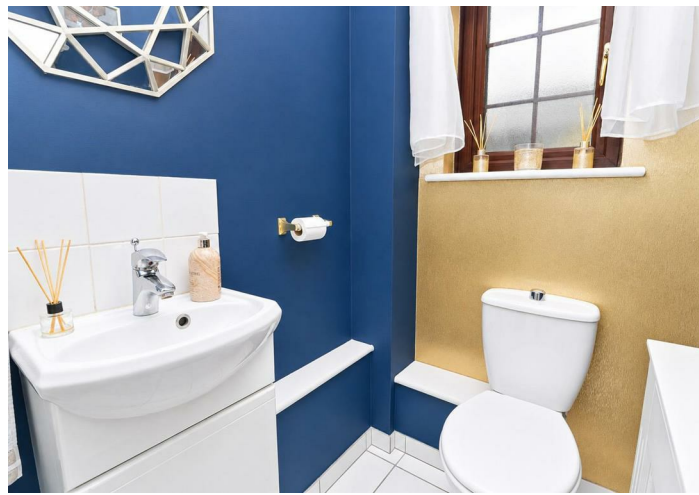
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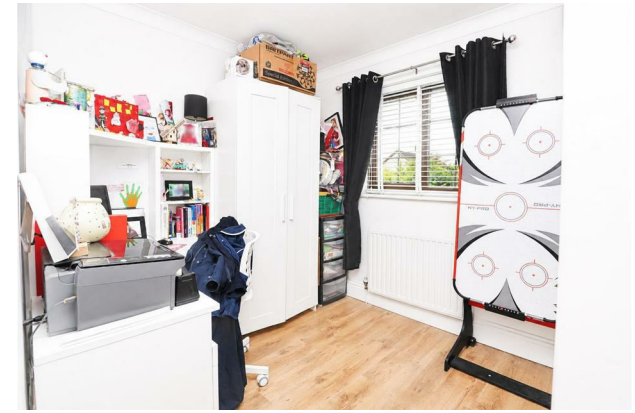
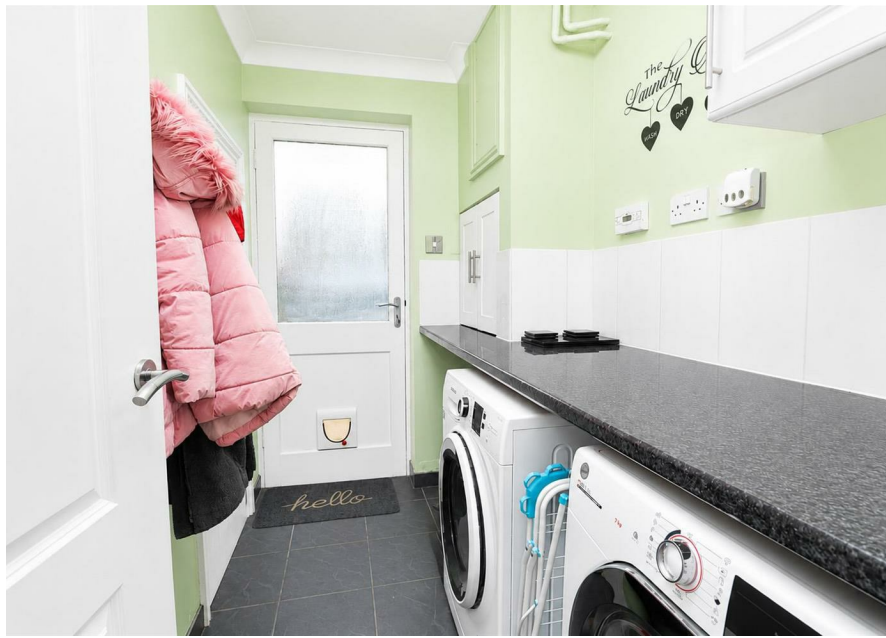
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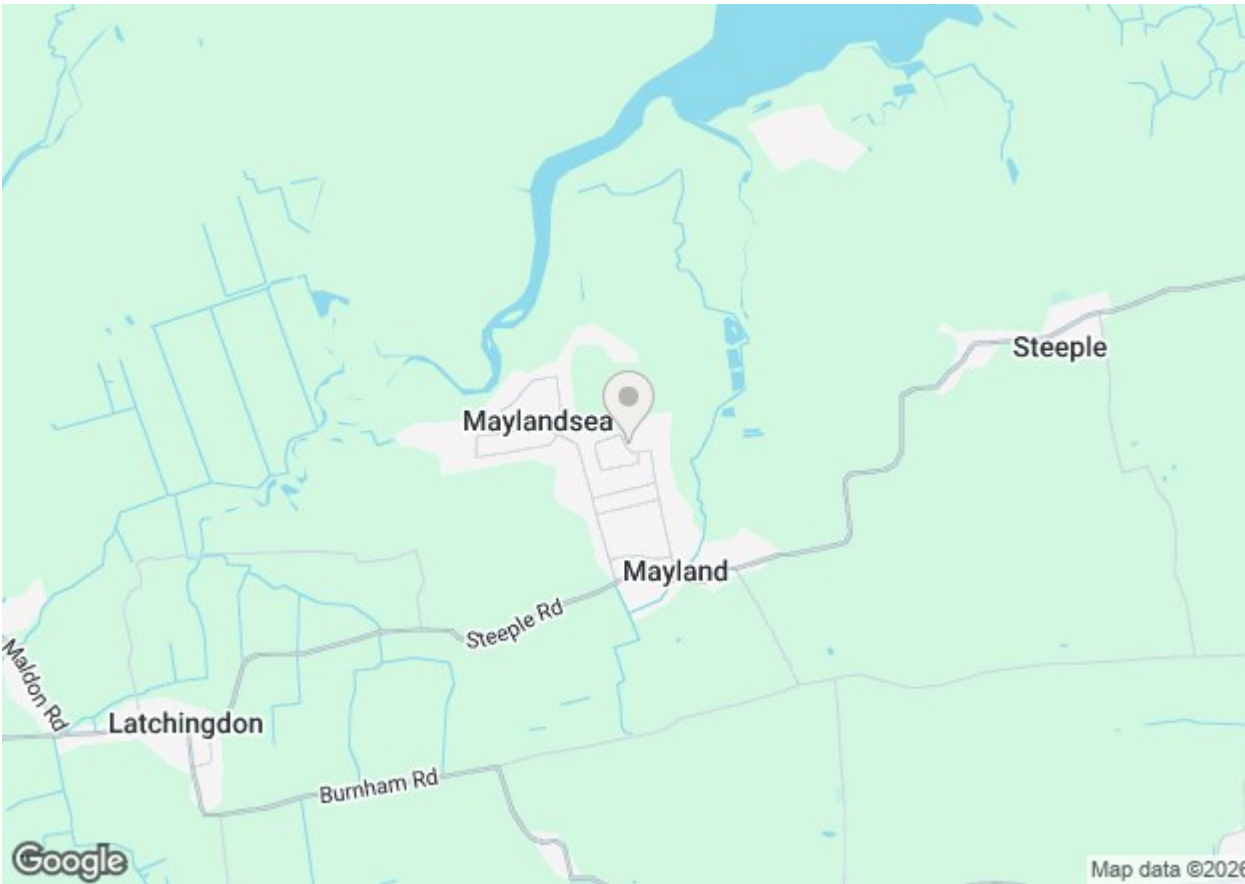
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