

Paul Mason Associates



North Drive, Mayland, , CM3 6AG

£500,000

- Three bedroom detached bungalow
- Large block paved driveway
- Garage
- En-suite to bedroom one
- Modern kitchen/dining room
- Lounge
- Bathroom
- Approx. 90ft well presented rear garden
- Waterside village location
- EPC - TBC

Situated in the popular waterside village of Mayland, Essex, this beautifully presented three bedroom detached bungalow offers spacious and versatile accommodation throughout.

The property is set back from the road and approached via a large block paved driveway, providing off-road parking for numerous vehicles and access to the integral garage via an up-and-over door.

Inside, the accommodation begins with a welcoming entrance hall with a useful storage cupboard. The hallway leads to a modern kitchen/dining room and a bright lounge, with glazed double doors connecting the two spaces to create a sociable, open-plan feel while still allowing the rooms to be used separately.

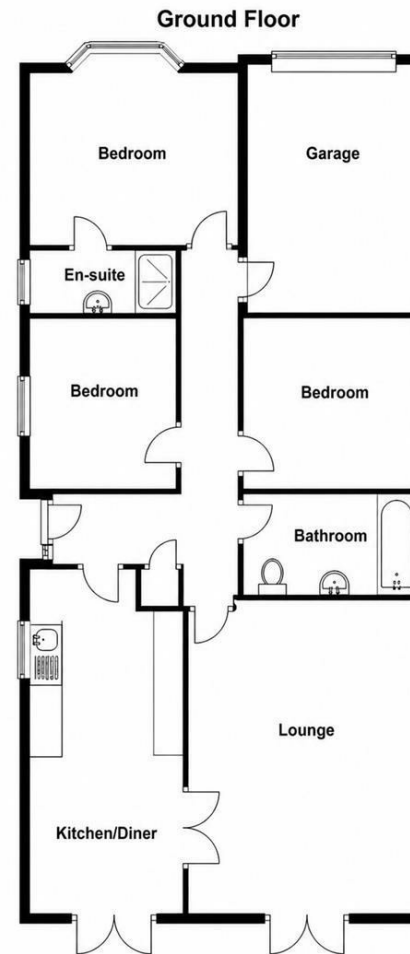
There are three well-proportioned bedrooms, all benefiting from fitted wardrobes. Bedroom one further enjoys an en-suite shower room with a large walk-in shower and heated towel rail. A separate three piece family bathroom serves the remaining bedrooms.

Externally, side access leads to a beautifully presented rear garden, ideal for relaxing and entertaining. The garden features a paved patio seating area, a variety of flowers, trees and shrubs to the borders, and a raised decked seating area towards the rear.

A superb detached bungalow in a sought-after village location, offering generous parking, flexible living space and a delightful garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Location

The village of Mayland is 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 Hall

Lounge

5.4m x 4.0m > 3.7m (17'8" x 13'1" > 12'1")

Kitchen/Dining Room

6.2m x 2.8m > 2.4m (20'4" x 9'2" > 7'10")

Bathroom

Bedroom One

3.7m x 3.3m (12'1" x 10'9")

En-Suite

Bedroom Two

3.3m x 2.8m (10'9" x 9'2")

Bedroom Three

3.0m x 2.5m (9'10" x 8'2")

EXTERIOR

Garage

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central 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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