

Paul Mason Associates



The Drive, Mayland, Essex, CM3 6AA
Offers in excess of £400,000

- Detached
- Three double bedrooms
- First floor bathroom with roll top bath
- Open plan lounge and dining room
- Fitted kitchen
- Utility room
- Ground floor shower room
- Single garage
- 114' X 52' max plot size
- EPC - TBC

An individual detached residence offering three double bedrooms situated on a large corner plot measuring 114' x 52' with far reaching countryside views to the front. The property is based on a Scandinavian design which offers spacious, light and airy, open plan accommodation. The three double bedrooms all have dual aspects with windows and skylights which provides lots of natural light. The sellers have refitted the first floor family bathroom in a white suite and features a roll top bath with clawed feet. The ground floor is mainly open plan with a large lounge and dining room which in turn opens into a refitted kitchen. The remaining ground floor accommodation comprises shower room and utility room. Externally the property is approached via a block paved driveway providing off street parking and access to the single garage. The rear garden commences with a veranda which provides a covered seating area with views down the 60' 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Distances

Maldon Town Centre - 8.2 miles

Mayland Primary School - 0.2 miles

Althorne Railway Station - 4.2 miles

Chelmsford City Centre - 16.2 miles

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door.

Stairs to first floor.

'L' Shaped Lounge/Dining Room

5.00m max x 7.05m (16'4" max x 23'1")

Dual aspect windows to front and side providing scenic countryside views. Sliding patio doors to the rear garden. Ornate fireplace with gas flame effect fire. Opening to :-

Kitchen

3.48m x 3.09m (11'5" x 10'1")

Window to side. Part glazed door leading to rear garden.

Units fitted to eye and base level with square edge work surfaces and matching surround. One and a half bowl sink unit with mixer taps and drainer. Built in

wine fridge and dishwasher.

Space for range style cooker with extractor hood over.

Integrated fridge/freezer. Tiled flooring and inset ceiling lights.

Utility Room

Obscure window to front. Units fitted to eye and base level with laminate roll top work surfaces. Space for washing machine and tumble dryer.

Shower Room

Obscure window to side.

Refitted white suite comprising double width shower cubicle, wall mounted hand basin and low level WC. Heated towel rail. Tiled walls and flooring. Inset ceiling lights.

FIRST FLOOR

Landing

Skylight window to front with countryside views. Stairs to ground floor. Access to boarded loft with ladder.

Bedroom One

5.06m x 3.44m (16'7" x 11'3")

Window to side and two skylights to rear.

Bedroom Two

3.79m x 3.41m (12'5" x 11'2")

Window to side and two skylights to front with countryside views.

Bedroom Three

3.37m x 3.14m (11'0" x 10'3")

Window to side and skylight window to rear.

Bathroom

Window to side. Refitted white suite comprising roll top bath with clawed feet, inset wash hand basin with vanity unit below and low level WC with concealed cistern. Heated towel rail. Inset ceiling lights.

EXTERIOR

Rear Garden

Commencing with a veranda with tiled floor providing a covered seating/entertaining area with views down the garden and over the adjacent garden pond. The remainder of the gardens are laid to lawn. Various flowers and shrubs. Access to the garage.

Garage

Up and over door to front. Two windows and door to side. Light and power connected.

Front Garden

Block paved driveway providing off road parking. Access to garage and entrance door. Lawned area to the front which sweeps round to the side of the property.

Services

Gas - Connected

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Electric

Local Authority - Maldon District Council - D

Viewings.

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

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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