



Orchard Drive, Mayland, Essex CM3 6EP
Guide price £365,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set within the sought after waterside village of Mayland and offering an attractive rear garden and impressive refitted kitchen with integrated appliances is this detached family home with deceptively spacious living accommodation throughout. Living accommodation commences with an inviting entrance hall leading to a refitted kitchen, cloakroom/utility, living/dining room and office/5th bedroom (if required) which was converted from the original garage. The first floor then comprises a spacious landing providing access to four well proportioned double bedrooms in addition to a refitted four piece family bathroom. Externally, the property enjoys a generously sized and well presented rear garden while an impressive block paved driveway to the front of the property provides extensive off road parking and access to an integral garage. Viewing is strongly advised. Energy Rating C.

FIRST FLOOR:

LANDING:

Obscure double glazed window to side, built ins storage cupboard, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE:

12'1 x 11'10 > 9'4 (3.68m x 3.61m > 2.84m)

Double glazed window to rear, radiator, wood effect flooring.

BEDROOM TWO:

12'2 x 9'11 (3.71m x 3.02m)

Double glazed window to front, radiator, wood effect flooring.

BEDROOM THREE:

11'11 x 8'8 (3.63m x 2.64m)

Double glazed window to rear, radiator.

BEDROOM FOUR:

9'11 > 8'11 x 8'8 (3.02m > 2.72m x 2.64m)

Double glazed window to front, radiator, wood effect flooring.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, refitted four piece white suite comprising panelled bath with mixer tap, close coupled WC, wash hand basin set on vanity unit with storage cupboard below and fully tiled walk in shower with both over head and handheld shower attachments.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure double glazed entrance door and window to front, radiator, wood effect flooring, staircase to first floor, doors to:-

OFFICE/BEDROOM:

15'3 x 7'6 > 5'9 (4.65m x 2.29m > 1.75m)

Double glazed window to front, radiator, built in storage cupboards/wardrobes, further cupboard housing combination boiler, wood effect flooring.

KITCHEN:

16'1 x 8'2 (4.90m x 2.49m)

Obscure double glazed entrance door to side, double glazed windows to front and side, refitted kitchen comprising an extensive range of grey gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl single drainer sink unit, built in four ring electric induction hob with extractor over and oven below, integrated dishwasher and fridge/freezer, part tiled walls, wood effect flooring.

CLOAKROOM/UTILITY:

Obscure double glazed window to side, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, under stairs recess housing space and plumbing for washing machine and tumble dryer, tiled walls and floor.

LIVING/DINING ROOM:

21'2 x 11'10 (6.45m x 3.61m)

Double glazed French style doors opening on to rear garden, double glazed window to rear, radiator, wood effect flooring.

EXTERIOR:

REAR GARDEN:

Commencing with a generously sized block paved seating area leading to remainder which is mainly laid to lawn with trees planted at rear boundary, timber storage shed, side access path and gate leading to:-

FRONTAGE:

Driveway providing off road parking for two vehicles, remainder of frontage is laid to lawn, side access gate leading to rear garden.

TENURE & COUNCIL TAX:

The property is being sold freehold and is Council Tax Band D.

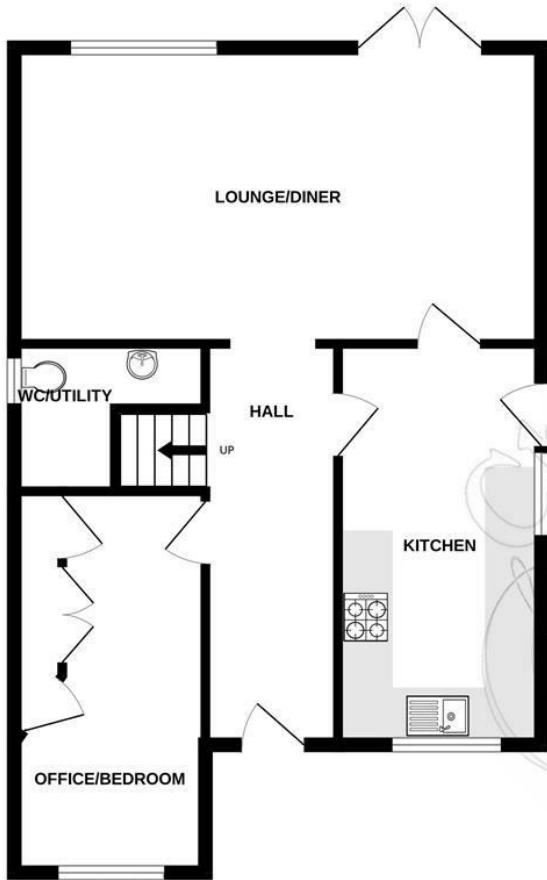
VILLAGE OF MAYLAND:

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

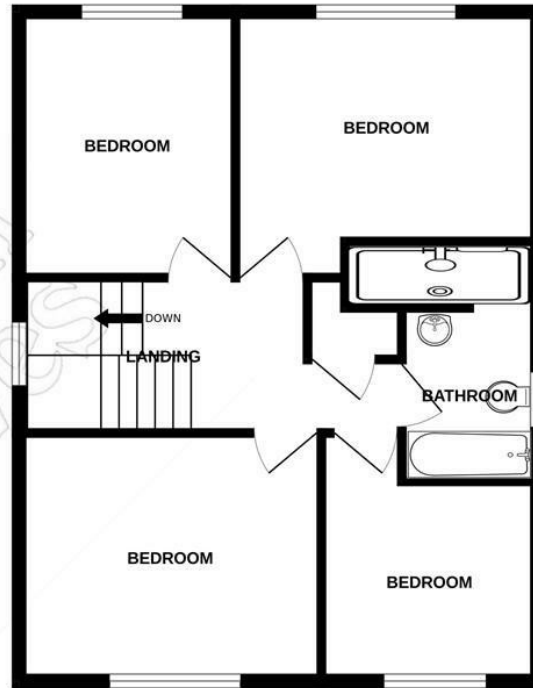
AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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