

Paul Mason Associates



North Drive, Mayland, Essex, CM3 6AG

Offers over £650,000

- Impressive Detached House
- Five Bedrooms
- Two ensuites & Family Bathroom
- Refitted Kitchen/Breakfast and Sitting Room Area
- Three Reception Rooms
- Walking Distance To River & Marina
- Outbuilding Home Office/Games Room
- Approx. Quarter of an Acre
- Extensive Off Road Parking
- EPC - D

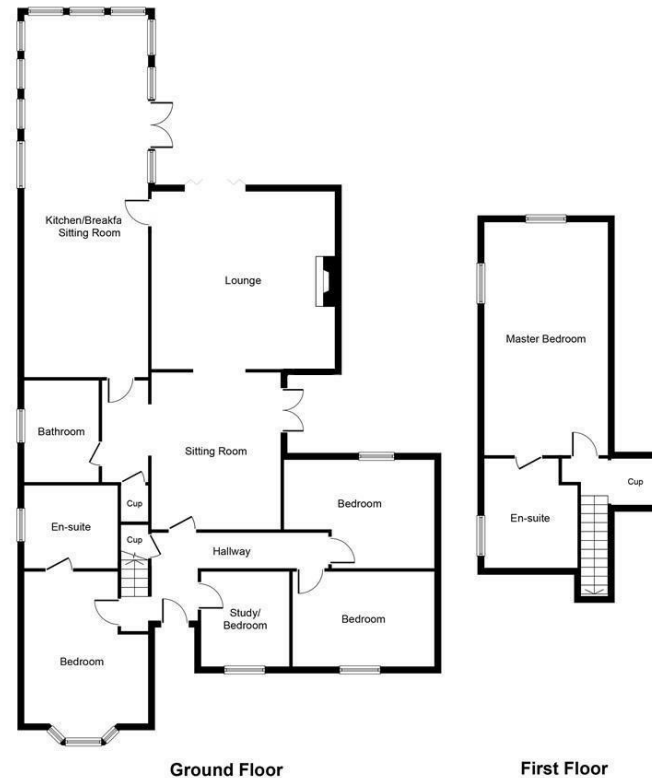
A stunning five bedroom detached residence offering versatile accommodation on a plot of approx. quarter of an acre. The property has been modernized by the current sellers over the last couple of years which includes a refitted kitchen/breakfast room with Quartz work surfaces including a breakfast bar separating the kitchen from the dining/seating area. The en-suite has also been refitted and the property has undergone total redecoration throughout including internal doors and new windows.

The accommodation comprises a re-fitted open plan kitchen/breakfast/sitting room, lounge, additional sitting room, bedroom one and bedroom two both benefiting from fitted en-suites and a family bathroom.

Externally the rear garden has been landscaped with lighting all around and measures approx. 105' x 50' commencing a beautiful paved terrace with established display beds and a useful outbuilding which could be used as a home office or games room. The property is set back from the road with a gravel driveway providing ample parking.

The property is located on a sought after road in 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, primary school and an outstanding nursery. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few..

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>82</b>		
	<b>65</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



## Accommodation

### GROUND FLOOR

Entrance Hall

Inner Hall

Kitchen/Breakfast/Sitting Room

9.66m x 3.56m (31'8" x 11'8")

Lounge

5.31m x 5.05m (17'5" x 16'6")

Sitting Room

4.51m x 3.48m (14'9" x 11'5")

Bathroom

Bedroom

3.63m x 2.78m (11'10" x 9'1")

Bedroom

3.62m x 2.61m (11'10" x 8'6" )

Snug/Study

2.67m x 2.56m (8'9" x 8'4")

Bedroom

4.27m x 3.36m (14'0" x 11'0")

Ensuite

### FIRST FLOOR

Landing

Bedroom One

5.66m x 3.46m (18'6" x 11'4")

Ensuite

### EXTERIOR

Rear Garden 104' x 50'

Home Office/Games Room

6.19m x 3.62m (20'3" x 11'10")

Side Garden

Courtyard Garden

Front Garden

### Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas

Local Authority - Maldon District

Council

### 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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35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

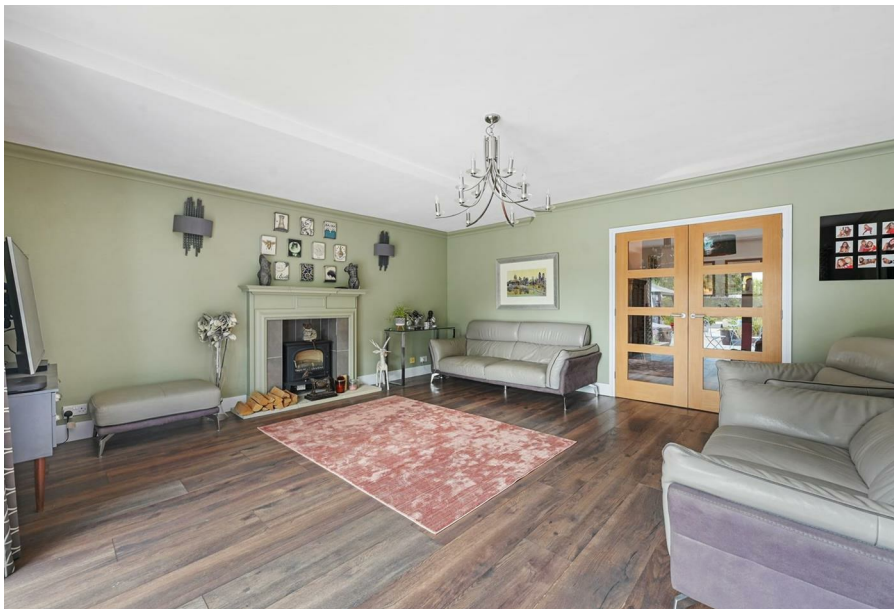
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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