



Paul Mason Associates

Bramley Way, Mayland, Essex, CM3 6ES
Offers in excess of £400,000

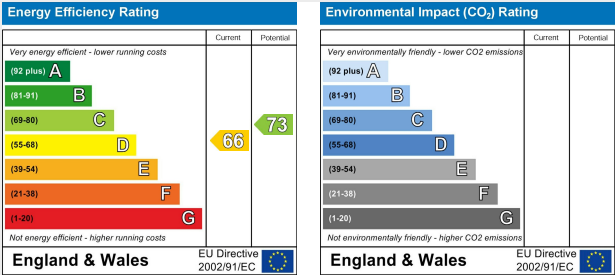
- Three/four bedroom detached home
- Bright living space with two large rear-facing windows
- Utility room and ground floor cloakroom/WC
- Kitchen opening through to lounge/dining room
- Bedroom one with dressing room/bedroom four
- Family bathroom
- Off-road parking to the front
- Nicely sized rear garden with patio and lawn areas
- Solar panels and EV charger
- EPC - D

Offers in excess of £400,000No onward chain....An excellent opportunity to purchase this spacious three/four bedroom detached family home, positioned within the popular waterside village of Mayland and offering versatile accommodation throughout.

Located on the Dengie Peninsula, Mayland sits just off the coast of the River Blackwater and offers views towards Osea Island and Heybridge Basin. The village is well regarded for its waterside setting, idyllic nature reserve and excellent range of local amenities, including a large recreational ground with football pitches, tennis courts and children's play equipment. There are also two public houses/restaurants, two sailing clubs, a doctors' surgery, primary school, and local shops including a bakery, post office, fish and chip shop and beauty salon.

The ground floor accommodation comprises a welcoming entrance hall, utility room, ground floor cloakroom/WC, fitted kitchen and a bright, generously sized lounge/dining room enjoying views over the rear garden and featuring a log burner, creating an attractive focal point to the room. To the first floor, the property offers a family bathroom and well-proportioned bedrooms, with bedroom one further benefiting from an adjoining dressing room, which could alternatively be used as a fourth bedroom, nursery, home office or additional storage space.

Externally, the property benefits from off-road parking to the front, an EV car charger, solar panels and a generous rear garden featuring a lawn, patio seating area, mature planting and useful outdoor storage. This well-appointed detached home is ideally suited to families and buyers seeking flexible living space in a desirable village setting.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.1m x 1.3m (16'8" x 4'3")

Kitchen

4.6m x 2.5m (15'1" x 8'2")

Lounge

6.5m x 3.6m (21'3" x 11'9")

Utility Room

4.7m x 2.4m (15'5" x 7'10")

Cloakroom/WC

2.2m x 0.8m (7'2" x 2'7")

FIRST FLOOR

Landing

Bedroom One

3.7m x 3.6m (12'1" x 11'9")

Dressing Room/Bedroom Four

3.6m x 2.6m (11'9" x 8'6")

Bedroom Two

3.7m x 3.0m (12'1" x 9'10")

Bedroom Three

2.7m x 2.6m (8'10" x 8'6")

Bathroom

2.1m x 1.7m (6'10" x 5'6")

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

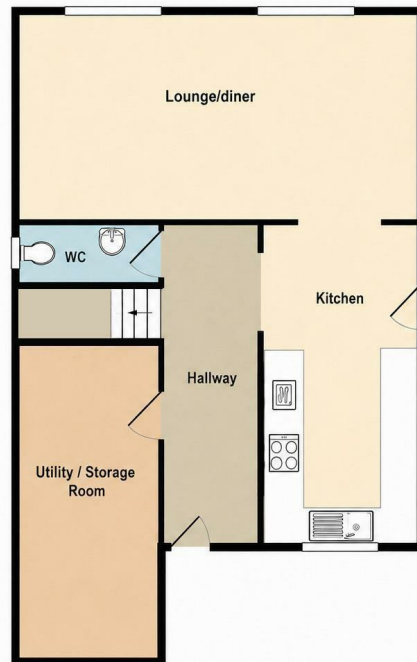
Local Authority - Maldon District Council

Viewings

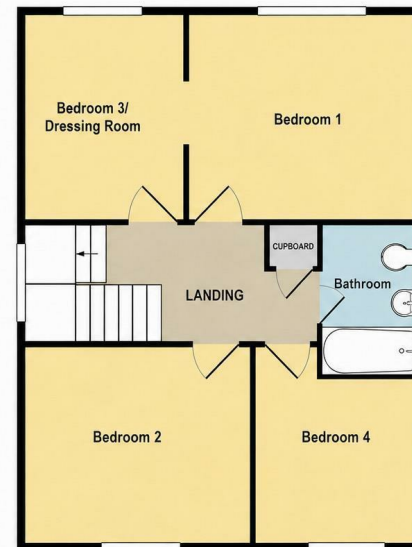
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.



GROUND FLOOR



1ST FLOOR



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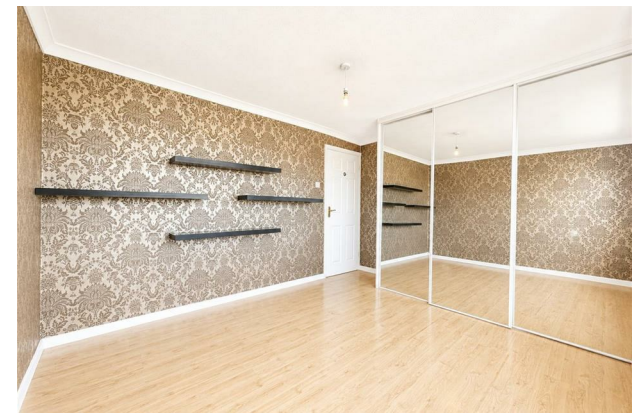
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