

Esplanade, Chelmsford CM3 6AW

Offers in excess of £650,000

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01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Situated in the village of Maylandsea which has a gorgeous riverfront and esplanade, offering superb coastal scenery and walks.
If you enjoy your birds and wildlife, or just wish to enjoy sailing and water sports, then this location is the ideal spot for you.
The village offers a parade of varied shops, restaurants and public houses, a marina, two doctors surgeries and a primary school.

This attractive Potton Homes Designed four bedroom family home sitting on a fabulous large fronted plot, with stunning views across the Blackwater Estuary.
PLEASE NOTE the properties are designed to enjoy the natural beauty, the river and coastal surroundings, therefore having the largest part of their plots to the front.
The property has the traditional designed Potton exposed collars and beams throughout. The ground floor has a spacious entrance hallway, a gorgeous lounge with a large Inglenook style open fireplace with cast iron hood, and enjoys views over to the estuary, dining room, cottage style kitchen/breakfast room and a good size utility room with a cloakroom/w/c.
The first floor has four well appointed bedrooms with the principal room having an en-suite with shower and a bath and finally the family bathroom.
Externally a superb 135 ft x 49 ft front garden overlooking the Blackwater Estuary with a driveway for a multitude of vehicles, boat, caravan, leading to a detached double garage.
The rear garden is a private and manageable size laid to lawn with a patio and mature rear hedging.

Storm porch
Storm porch leading to the main entrance door.

Entrance hallway
Wooden entrance door with a lead light Queen Anne Rose glazed inset and double glazed side screen windows, to an impressive size hallway. In true Potton style there are exposed ceiling and wall beams and an exposed brick wall with inset shelving, quality wood effect laminate flooring, stairs to the first floor with under cupboard.

Lounge
26'6 x 16'3
This is a gorgeous size room with double glazed windows to the front, looking out on to the Blackwater Estuary. Exposed wall and collar beams and a very impressive Inglenook style brick fireplace with cast iron hood, three radiators, television point and double glazed double doors to the conservatory.

Study
8'2 x 8'4
The study is off the lounge and has a continuation of the quality wood effect laminate flooring. Exposed wall and ceilings beams, radiator and a double glazed window to the rear.

Dining room
14'8 x 10'2
A super size room, great for entraining or family gatherings, exposed collar and beams, double glazed windows to the front and side, radiator.

Kitchen/breakfast room
15'8 x 11'1
The kitchen has an ample range of solid wooden fronted eye level units with back tiling, matching base units, plate rack and complimentary work surfaces over. One and a half inset sink, space for a range style cooker, with above stainless steel extractor, plumbing for dish washer, space for a fridge/freezer. Large matching breakfast bar with cupboards below, tiled flooring, exposed ceiling and collared beams, tv point and double glazed windows to the rear and side.

Utility room
9'3 x 9'1
Matching eye level units to the kitchen, tiled flooring and part tiled walls, plumbing for washing machine and tumble dryer, floor mounted oil boiler. Door to the cloakroom/w/c, hallway and rear.

Conservatory
18'3 x 14'9
This is a substantial space, double glazed with fan/ceiling light, tiled flooring, air conditioning unit and underfloor heating.

Landing
Part exposed brickwork, loft access and velux style window to the rear.

Principal bedroom en-suite
14'7 x 12'6
Wood effect laminate flooring, double glazed window to the front with excellent views across the River Blackwater Estuary. Exposed collared beams, radiator and a further double glazed window to the side.
En-suite Free standing ball and claw bath with taps/shower attachment, close coupled w/c, pedestal hand wash basin and walk in shower cubicle. Exposed collared beams, chrome heated towel rail, linen cupboard, double glazed window to the side and a velux style window to the rear.

Bedroom two
14'6 x 8'7
Wood effect laminate flooring and exposed collared beams, and radiator. Double glazed window to the front with stunning Blackwater Estuary views and double glazed window to the side.

Bedroom three
10'6 x 9'6
Wood effect laminate flooring, collared exposed beams, radiator and a double glazed window to the side.

Bedroom four
10'8 x 6'6
Wood effect laminate flooring, exposed collared beams, double glazed window to the front again with gorgeous views across the Blackwater Estuary and radaitor.

Bathroom
Tiled flooring and walls, panelled bath with above shower and screen, close coupled w/c, pedestal hand wash basin. Exposed collard beams, chrome heated towel rail and a velux style window to the rear.

Rear garden
PLEASE NOTE we have explained that the properties along The Esplanade have all been built, to enjoy the summer sun and the incredible views across the Blackwater Estuary. In doing so the main gardens are to the front and the rear gardens are a more manageable size.
Commencing with a patio area, two water taps and a neatly laid lawn and side access to the front. The boundaries are close board fenced and to the rear there is an established hedged boundary.

Front garden and driveway.
135 ft x 49ft
The front garden is a superb size and laid out to enjoy not only the hot summer sun but to relax, entertain and just soak in the fantastic views across the picturesque Blackwater Estuary.
There is a part raised sun terrace/entertaining area, neatly laid lawn with a variety of well stocked established plants and shrubs and a driveway for a multitude of vehicles.

Detached double garage
PLEASE NOTE there is potential here to perhaps extend or attach to the exiting property, subject to any planning consents required. The garage has two double sets of opening doors, power and light.





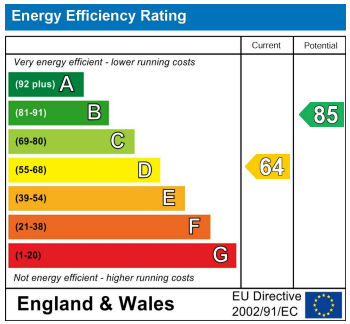


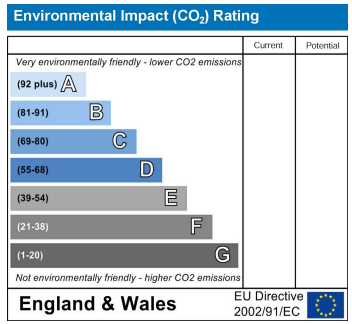
Spinnakers, Esplanade, Mayland, Chelmsford



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