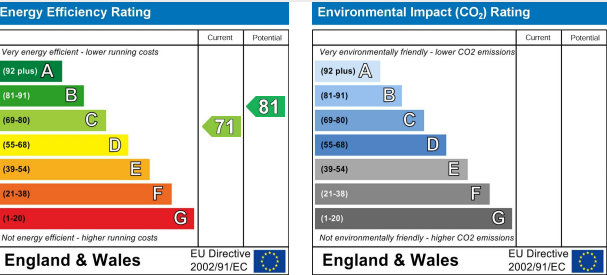


Paul Mason Associates



Hillcrest, Mayland, Essex, CM3 6AZ
Guide price £400,000

- Spacious & versatile four-bedroom family home
- Popular waterside village location of Mayland
- Substantial lounge flowing through to dedicated dining area
- Modern fitted kitchen with integrated appliances & wine fridge
- Impressive bespoke oak-framed sun room with bi-folding doors
- Ground-floor bedroom with French doors & downstairs cloakroom
- Three further bedrooms & stylish four-piece family bathroom
- Generous wrap-around garden with powered outbuilding
- Driveway for up to three vehicles & single integral garage
- EPC - C



Offering generous and versatile accommodation, this spacious home is situated within the popular waterside village of Mayland and benefits from a large driveway, integral garage, impressive oak-framed sun room and wrap-around garden. Mayland is a popular waterside village on the Essex coast, well regarded for its marina, scenic walks and relaxed village atmosphere. Local amenities include shops, pubs, primary schools, recreational facilities and sailing opportunities, while Maldon, South Woodham Ferrers and Chelmsford are all accessible for a wider range of amenities and transport connections.

Internally, the substantial lounge flows into a dedicated dining area, creating an ideal space for family living and entertaining. The modern kitchen is well appointed with integrated appliances, a wine fridge and space for a freestanding fridge/freezer. A standout feature is the beautiful bespoke oak-framed sun room to the rear. Flooded with natural light from an abundance of windows and skylights, bi-folding doors open directly onto the garden, seamlessly connecting the indoor and outdoor spaces.

The ground floor also offers a generously sized bedroom with French doors onto the garden, ideal for guests or use as a home office. A downstairs cloakroom completes this floor.

Upstairs are three further bedrooms, comprising a double and two singles, with potential to combine the two smaller rooms to create one larger bedroom, subject to any necessary consents. The beautifully presented family bathroom features a separate shower and freestanding roll-top bath.

Outside, the generous wrap-around garden provides plenty of space for relaxing and entertaining. A useful outbuilding with electricity is currently used for storage but offers excellent potential as an office, gym, studio or hobby room. To the front, a private driveway provides parking for up to three vehicles and leads to the single integral garage.

Please be advised – this is a steel-framed property.

ACCOMMODATION

GROUND FLOOR

Porch

Entrance Hall

Cloakroom/WC

Lounge

4.2m x 4.1m (13'9" x 13'5")

Dining Room

3.2m x 2.7m (10'5" x 8'10")

Sun Room

5.7m x 2.9m (18'8" x 9'6")

Kitchen

2.9m x 2.7m (9'6" x 8'10")

Bedroom One

3.8m x 2.8m (12'5" x 9'2")

FIRST FLOOR

Landing

Bathroom

Bedroom Two

3.3m x 3.3m (10'9" x 10'9")

Bedroom Three

3.3m x 2.3m (10'9" x 7'6")

Bedroom Four

2.8m x 2.1m (9'2" x 6'10")

EXTERIOR

Frontage

Garage

Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District Council

Viewings

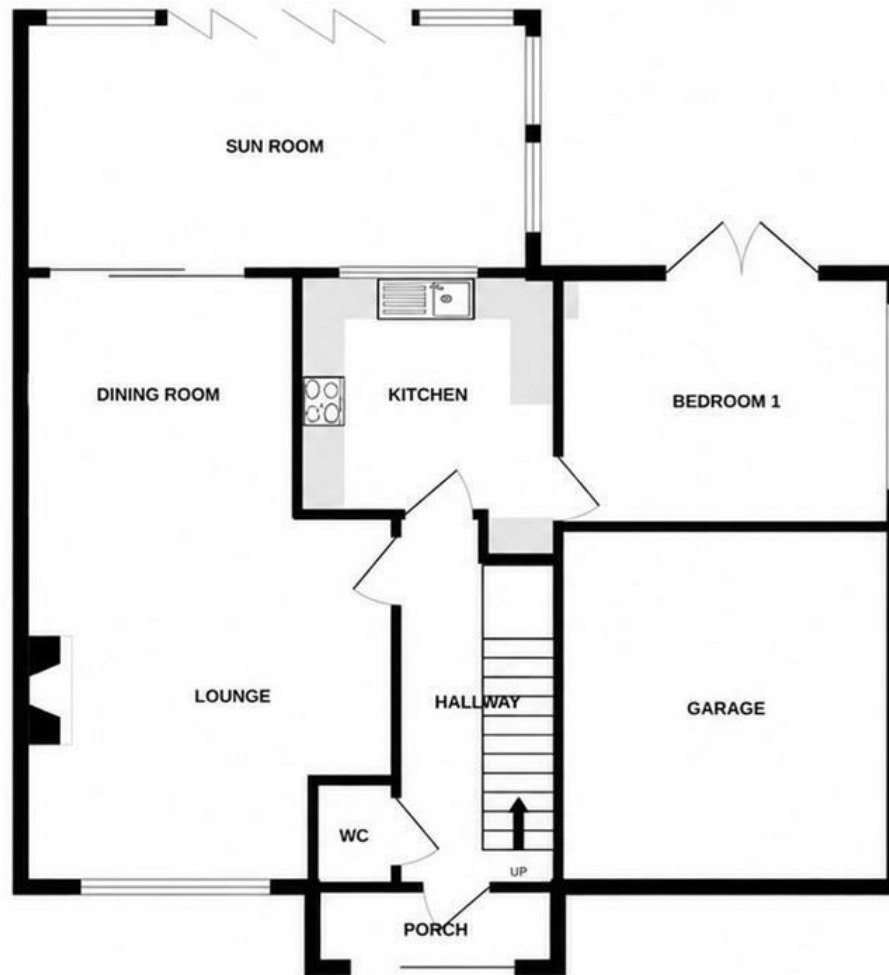
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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



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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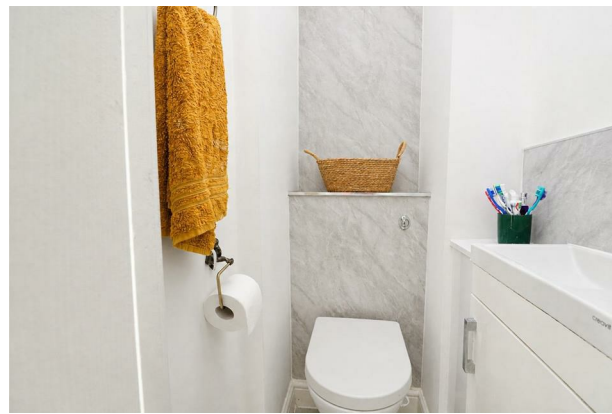
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