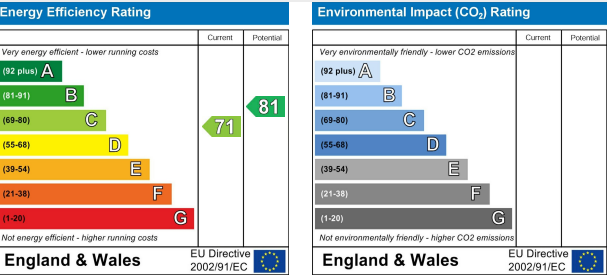


Paul Mason Associates



Hillcrest, Mayland, Essex, CM3 6AZ
Guide price £385,000

- 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



****GUIDE PRICE £385,000 - £400,000****.....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.

Internally, the lounge flows into a dining area, creating an ideal space for family living and entertaining. The modern kitchen offers 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.

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, 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. 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.

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula, offering a peaceful coastal setting with attractive countryside and scenic views across the Blackwater Estuary. The village benefits from a range of amenities, including shops, a primary school, medical facilities, public houses and recreational areas. With a marina, sailing opportunities and picturesque coastal walks, Mayland offers an appealing village lifestyle with easy access to Maldon & Burnham-on-Crouch.

Please be advised – this is a steel-framed property

Location...

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of coastal living, beautiful countryside and a welcoming village atmosphere. Positioned close to the Blackwater Estuary, the village enjoys a peaceful setting with scenic views across the water towards Osea Island, Goldhanger and Heybridge Basin.

The village benefits from a good range of everyday amenities, including convenience stores, a Post Office, pharmacy, bakery, takeaways, public houses and restaurants. Families are well catered for with Maylandsea Community Primary School, a preschool, medical facilities and a village hall hosting various clubs and community activities.

For those who enjoy the outdoors, Mayland offers excellent recreational opportunities, with

Blackwater Marina and local sailing clubs providing access to the estuary. The popular seawall walks offer picturesque coastal views, whilst Lawling Park provides playing fields, recreational facilities and open spaces. The nearby nature reserve and surrounding countryside also offer attractive walking routes and opportunities to enjoy local wildlife.

Mayland is conveniently positioned for access to Maldon, Burnham-on-Crouch, South Woodham Ferrers and Chelmsford, all providing a wider selection of shopping, schooling and leisure facilities. Railway services are available from Southminster and Burnham-on-Crouch, offering connections towards London Liverpool Street via Wickford, with local bus services providing additional transport links.

Combining a relaxed waterside

lifestyle, excellent local amenities and attractive countryside surroundings, Mayland is an appealing choice for families, professionals and those looking to enjoy the charm of coastal village living.

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 Tw

3.3m x 3.3m

Bedroom Th

3.3m x 2.3m

Bedroom Fo

2.8m x 2.1m

EXTERIOR

Frontage

Garage

Rear Garder

Property Ser

Gas - Main

Electric - M

Water - Ma

Drainage -

Heating - G

Local Auth

Council

Viewings

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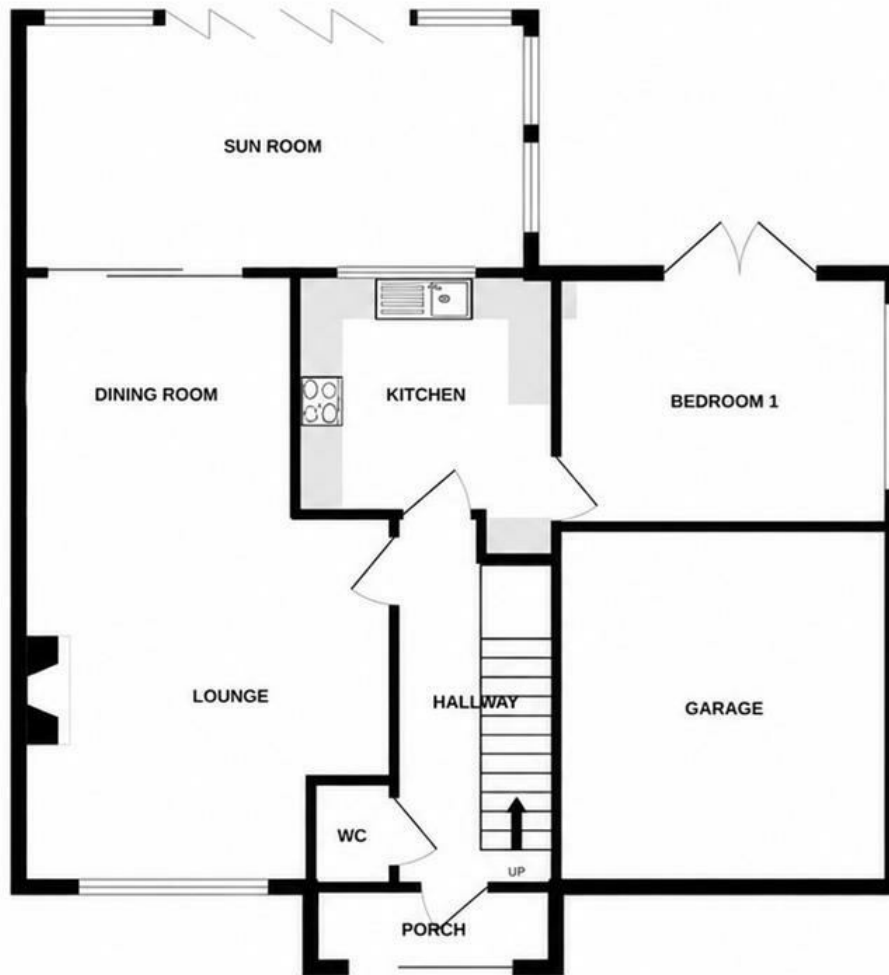
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Important No

We wish to

purchasers

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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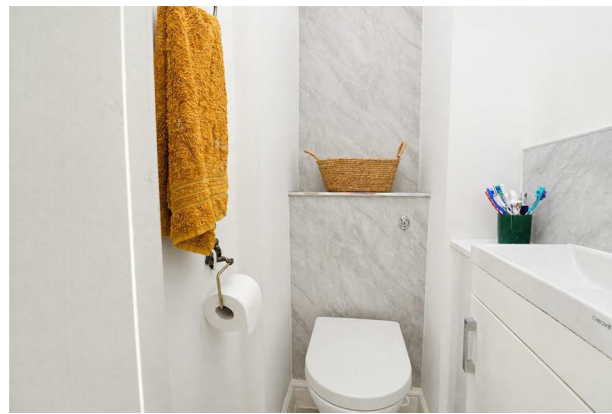
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