

Paul Mason Associates



9 The Drive, Mayland, Essex, CM3 6AB

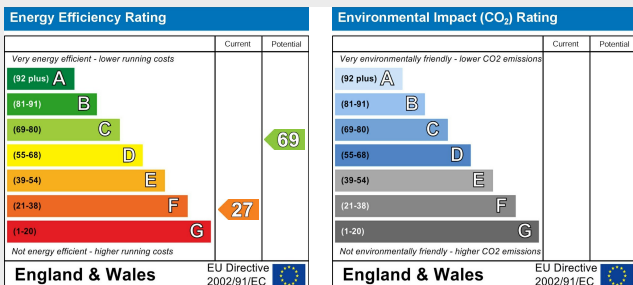
Guide price £450,000

- NO ONWARD CHAIN
- Incredibly Generous Plot
- Detached Bungalow
- Off Road Parking
- Four Bedrooms
- Numerous Outbuildings
- Well Presented Rear Garden
- Versatile Accommodation
- Potential to Extend (STPP)
- EPC - F

\*\*\* Guide Price £450,000 - £475,000 \*\*\* NO ONWARD CHAIN \*\*\* This four bedroom detached bungalow is located in the heart of the village Mayland, situated on 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 and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

Commencing with a large lawn area to the front and a driveway which includes a car port providing off road parking for numerous vehicles and access to the accommodation. The Entrance hall provides access to the three ground floor bedrooms, shower room, stairs to the first floor which provides a fourth bedroom with easily accessible eves storage and to the lounge which leads through to the kitchen/breakfast room. The lounge and first bedroom both benefit from characterful bay windows to the front, adding to the properties external appearance. The kitchen overlooks the rear garden and to the side of the kitchen, the lobby, utility room and garden room can be accessed which opens up to the stunning rear garden.

The rear garden which is very generous in size has been beautifully kept with an array of flowers, shrubs and trees which include a variety of fruit trees. There are a number of outbuildings including a greenhouse, poly greenhouse, potting shed and workshop. Viewing comes highly recommended to appreciate the space on offer.



## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Bedroom One

3.92m x 3.76m (12'10" x 12'4")

Bedroom Two

3.89m x 2.30m (12'9" x 7'6")

Bedroom Three

3.35m x 2.62m (10'11" x 8'7")

Shower Room

Lounge

5.29m max x 3.98m (17'4" max x 13'0")

Kitchen/Breakfast Room

3.43m x 3.05m (11'3" x 10'0")

Side Lobby

2.09m x 1.98m (6'10" x 6'5")

Utility Room

3.22m x 1.73m (10'6" x 5'8")

Garden Room

3.26m x 2.55m (10'8" x 8'4")

### FIRST FLOOR

Bedroom Four

4.08m x 5.29 max (13'4" x 17'4" max)

### EXTERIOR

Rear Garden

### OUTBUILDINGS

Workshop

3.66m x 2.93m (12'0" x 9'7")

Greenhouse

Potting Shed

Poly Greenhouse

Frontage

Car Port



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.



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