



, Chelmsford CM3 6GT  
£640,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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### NO ONWARD CHAIN !!

Located in the river fronted village of Maylandsea which has some beautiful coastal walks, a marina, a small parade of shops, two public houses/restaurants, primary school and a doctors surgery.

This SUBSTANTIAL five-double bedrooms, two of which have their own en-suites and finally the family bathroom. Sitting on one of, if not, the largest plots in this select development. Sun lovers can relax in this large West facing garden 84ft x 54ft with side space for boat, caravan or camper.

The property has a wealth of well appointed and nicely presented accommodation including on the ground floor a large reception/hallway, cloakroom/w/c, large lounge, spacious kitchen/breakfast room, dining room and study.

The driveway offers parking for multiple vehicles to a detached double garage with dual electric roller doors and a very large frontage laid to lawn of 64 ft x 17ft max.

Along with other properties in the development, in 2002 the property had replacement/improvement works to the footings, as requested by the NHBC, and once finished the works were signed off for a further warranty period of ten years with the Association.

### Storm porch

Storm porch to the front door with down lighting.

### Reception hallway

Double glazed door and side window which has a fitted white/shutter blind, to a very spacious reception hallway. Tiled flooring, built in understairs storage cupboard, stairs to the first floor and a white column style radiator.

### Cloakroom/w/c

The tiles continue from the hallway, free standing hand wash basin with a glass surround and close coupled w/c. Chrome heated towel rail, down lighting and a double glazed window to the front.

### Kitchen/breakfast room

24'6 x 10'2

This is a superb size room with the kitchen consisting of a range of modern high gloss white eye level units, under lighting and wood grain effect splash back panelling. Matching base units and drawers with

wood grain effect work surfaces over, inset one and a half sink, integrated dish washer, washing machine, fridge/freezer and an additional integrated drinks fridge. Inset gas five ring AEG hob and AEG extractor above, built in AEG double fan oven and a matching free standing breakfast bar with cupboards and drawers below.

Tiled flooring and down lighting, white column style radiator, double glazed window and double glazed patio doors to the rear garden. The breakfast area also has a matching range of base units and wood grain effect work surfaces over. There is plenty of space here for a good size family table and chairs and a double glazed window to the rear.

### Lounge

16'9 x 12'4

This is a lovely size room with plenty of natural light from the double glazed window to the front and double glazed patio doors to the rear. Black marble fireplace and surround with inset gas coal effect fire, radiator and television point.

### Dining room

10'6 x 7

An excellent size room great for entertaining, double glazed windows to the front with quality fitted shutter blinds and radiator.

### Study

11'6 x 10'7

Whether a study, play room or reception room of your choice. Solid oak flooring, double glazed windows to the front with quality fitted white shutter blinds and radiator.

### Landing

Loft access with ladder, large airing cupboard with pressurised water tank and storage space and radiator.

### Principal bedroom en-suite

12'4 x 12'3

A lovely size main bedroom with concealed wiring and tv point, double glazed window to the rear again with quality white fitted shutter/blinds and radiator.

En-suite tiled flooring and walls, underfloor heating, double walk in shower cubicle, hand wash basin with double vanity cupboards below, close coupled w/c and a chrome heated towel rail. Inset wall mounted mirror, down lighting, expel air and a double glazed window to the rear.

### Bedroom two

12 x 11'2

Another good size double room with free standing wardrobes to one wall, radiator and a double glazed window to the rear.

### Bedroom three

12'3 x 11'2

As with all the rooms again this is a good double with dual double glazed windows to the front, recess for free standing or built in wardrobes and radiator.

### Bedroom four en-suite (guest room)

10'3 x 9'7

An excellent size guest room with dual double glazed windows to the front, radiator and door to the en-suite.

En-suite consisting of tiled floors and walls, corner shower cubicle, close coupled w/c, hand wash basin with double vanity cupboard below and expel air.

### Bedroom five

9'3 x 8'1

Still a double room and having a recess for fitted or free standing wardrobes, radiator and dual double glazed windows to the front with white shutter/blinds.

### Bathroom

Tiled flooring and walls, panelled bath with center taps, w/c and hand wash basin with vanity surround and cupboards below. Chrome heated towel rail and a double glazed window to the rear.

### Rear garden west facing.

84 ft x 54 ft

A superb size west facing garden to enjoy those hot sunny days, commencing with a large patio area leading on to a neatly laid lawn. There are well stocked surrounding borders and an Indian Bean Tree, summer house/shed with decking to the front. Garden shed, outside water tap and a substantial side patio store area PLEASE NOTE the fencing could be removed and this would offer an ideal space for a camper/caravan or boat.

### Drive to double garage

The drive offers parking for multiple vehicles to a detached double garage, PLEASE NOTE there is a temporary division that can easily be removed within the garage, dual electric roller doors, power and light.

### Frontage

64 ft x 17 ft

This is a substantial area which is laid to lawn with a ditch between this and hedge to the front which is also owned by the property. This area could potentially be converted into even more parking if it was needed.

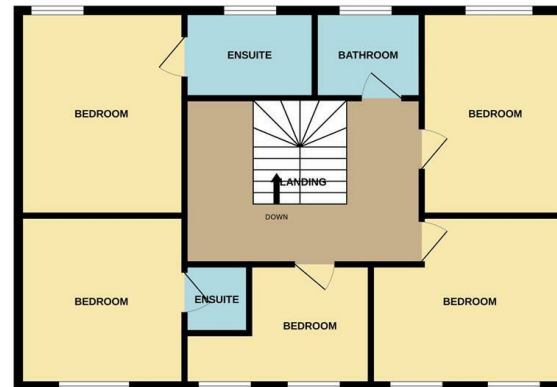
### NO ONWARD CHAIN



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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#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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