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2 Fels Way, Mayland, Essex, CM3 6AN

Offers in excess of £310,000

A well presented three bedroom detached property built approx. 12 years ago within a small cul-de-sac. The properties features include an open plan kitchen/breakfast room, lounge, three bedrooms, en-suite, family bathroom and ground floor cloakroom. The garage is currently being used as an additional room but could be converted back if required. Externally there is a good size rear garden and a driveway with car port to the side of the property.

- Three bedrooms
- En-suite
- Family bathroom
- Lounge
- Open plan kitchen/breakfast room
- Ground floor cloakroom
- Garage (being used as a room)
- Car port
- Good size garden
- Built approx. 12 years ago

Distances

Maylandsea Community Primary School - 0.4 miles
Ormiston Rivers Academy - 4.8 miles
Althorne Train Station - 4 miles
A12 - 13.1 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door and half glazed door to rear gardens. Stairs to first floor, dado rail.

Lounge

5.56m x 2.88m (18'2" x 9'5")
Window to front and glazed French doors with side screens to rear garden. Door to:

Additional room (former garage)

4.79m x 2.72m (15'8" x 8'11")
Half glazed door to side and skylight window to side.
Former garage which could be converted back.

Kitchen/Breakfast room

5.61m x 2.39m (18'4" x 7'10")
Window to front and rear. Units fitted to eye and base level finished with laminate roll top work surfaces and tiled surround. Stainless steel sink unit and mixer taps. Space for range style cooker with concealed extractor over. Space for American style fridge freezer and washing machine. Integrated dishwasher. Tiled flooring and inset lighting.

Cloakroom

Suite comprising wash hand basin with tiled splash back and low level wc. Inset lighting and obscure glazed window to rear.

FIRST FLOOR

Landing

Window to rear. Access to loft space and stairs to ground floor. Airing cupboard housing hot water cylinder and immersion.

Bedroom One

3.43m x 3.39m (11'3" x 11'1")
Window to front. Two built in double wardrobes. Door to:

En-suite

Obscure window to front. Suite comprising shower cubicle with tiled walls, pedestal wash hand basin and low level wc. Inset lighting.

Bedroom Two

3.41m x 2.98m (11'2" x 9'9")
Window to front.

Bedroom Three

2.51m x 1.98m (8'2" x 6'5")
Window to rear and coved ceiling.

Family Bathroom

Obscure window to rear. White suite comprising bath with mixer taps, inset wash hand basin with vanity unit below and low level wc. Tiled floor and part tiled walls.

EXTERIOR

Rear Garden

Commencing with a raised timber decking area and the remainder laid to lawn with flower and shrub borders. Outside lighting. Access to the front via side gate.

Front Garden

Various shrubs and access to entrance door. Driveway and car port to side. Up and over door to storage area (part of the original garage).

Services

Mains gas central heating, mains water and drainage.

Directions

From our Latchingdon office car park turn right and proceed to the mini roundabout and go straight over, signposted Mayland. On reaching Mayland take the second left in to Nipsells Chase and left into Smiths Avenue where Fels Way can be found on the right.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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.