



Frating, Colchester

****Guide Price £400,000 - £425,000****

A detached bungalow with a thoughtful layout positioned centrally on a plot of circa 0.19 of an acre with lots of additional storage.

Guide price £400,000

Frating Hill

Frating, Colchester, CO7



- Generous garden
- Huge amount of additional storage
- Brand new sewerage treatment plant installed
- Carport
- Large driveway
- Detached
- Easy access to A120/A12
- Private garden
- Vegetable plot
- WC to Principal Bedroom

The Property

As you enter the bungalow, you're greeted by a central hallway that provides a clear flow through the home. You'll find the two bedrooms to the left and right of the hallway, with the principal bedroom on the right. This bedroom features its own en-suite WC for added convenience and privacy.

Continuing down the hall, you'll find the third bedroom on the left, a spacious and well-lit room. Further along the hall, the family bathroom awaits. Decorated in neutral tones, it offers a bath with an overhead shower, WC, and basin.

The layout opens up to a wonderful living and dining area at the back of the property. This spacious room is filled with natural light from sliding doors that lead out into the garden. A log burner adds warmth and charm, creating a cosy space for both relaxing and dining.

Adjacent to the living/dining area is the kitchen, complete with shaker-style units, a raised oven, wood-style worktops, and hard flooring. The kitchen also enjoys views over the garden, making it a pleasant space to cook and unwind.

The utility room, located just off the kitchen, is generously sized and offers plenty of room for white goods. It also provides easy access to the garden, making outdoor chores or activities more convenient.

This thoughtfully designed floor plan offers a blend of practicality and charm, with ample space for comfortable living.

The Outside

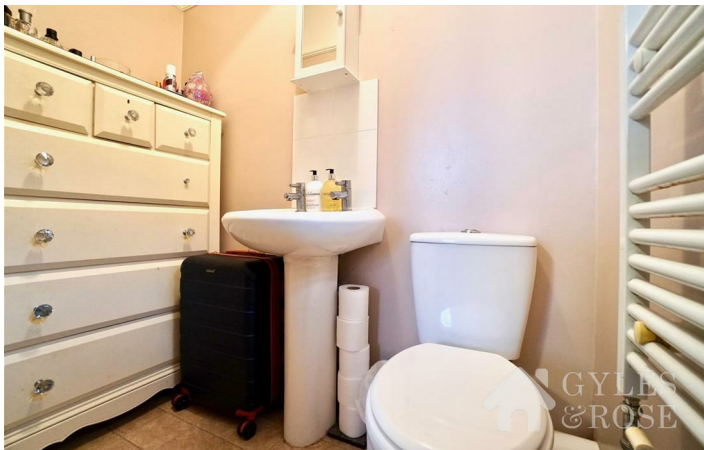
The garden is a spacious, low-maintenance retreat extending over 80 feet to the back, offering a secure and private environment with a blend of fencing and mature hedging. The majority of the garden is laid to lawn, creating a vast, open space perfect for relaxation or play. A dedicated vegetable area adds a touch of greenery and allows for homegrown produce. Ample outdoor storage is provided with well-constructed outbuildings and a carport, catering to various storage needs. The front of the property features a large driveway, accessible via a secure five-bar gate, and is framed by mature hedging, enhancing both privacy and aesthetic appeal.

The Area

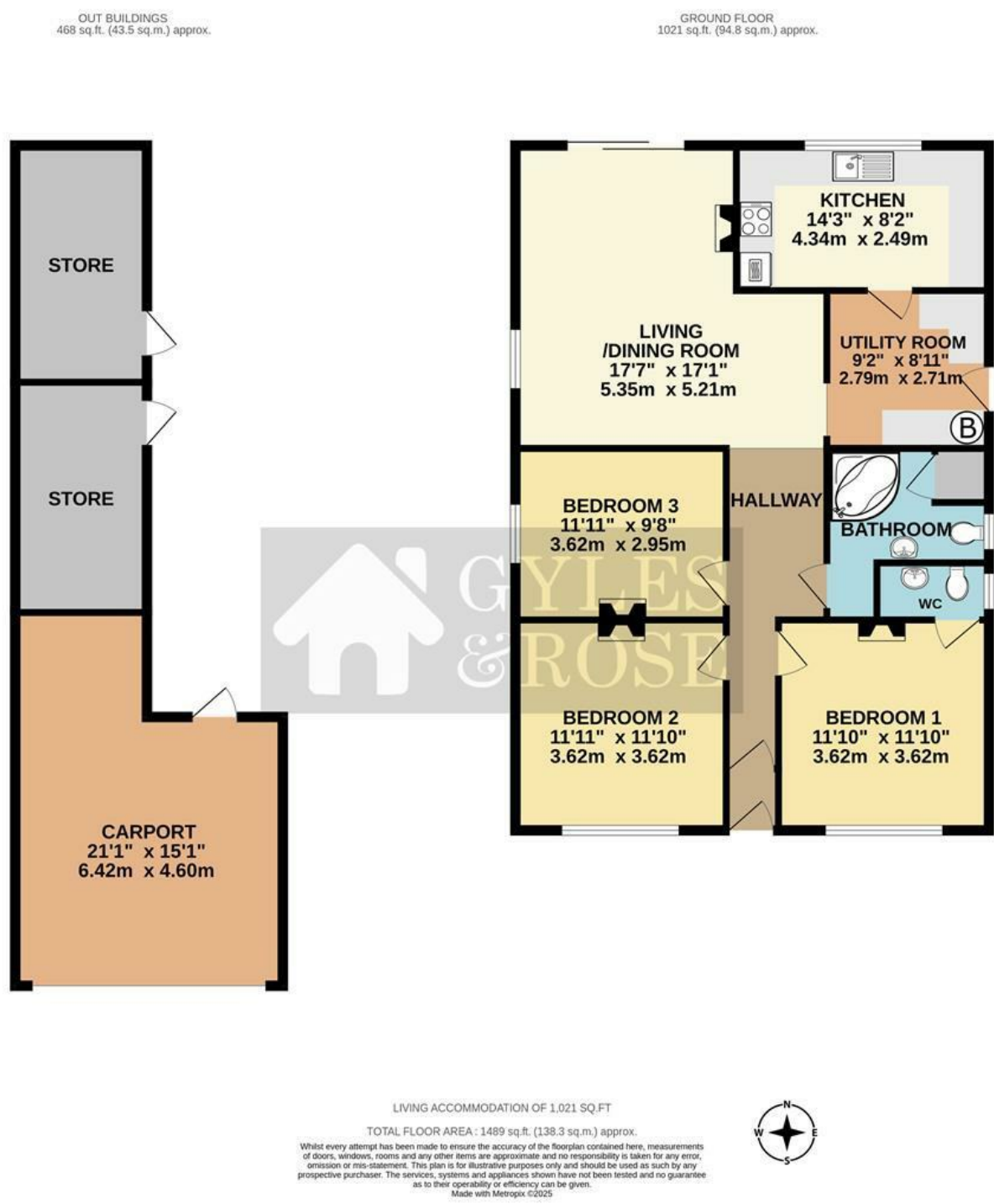
Frating is a charming village near Colchester, Essex, offering a peaceful rural lifestyle with convenient access to amenities in the nearby town. Families can find a range of schools in the surrounding areas, including top-rated options in Colchester such as the Royal Grammar. Transport links are strong, with easy access to the A120 and A12, while rail services from Colchester, Manningtree and Wivenhoe connect to London and beyond. Outdoor enthusiasts can enjoy walking and cycling in the countryside, there are ample family attractions nearby, for example, Wyvernwood. Colchester's rich history is nearby with highlights such as the castle and museums, providing additional cultural and recreational opportunities.

Further Information

Tenure - Freehold
Construction - Brick
Council Tax - Tendring Band D
Mains - Water, Electric



Floor Plan



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