



4 bedroom Detached House located in Frating.

Guide Price
£475,000 - £500,000

Find us on..



JOHN ALEXANDER
ESTATE AGENTS

Mannings Road Frating Colchester CO7 7FU

OVERVIEW

Guide Price £475,000 to £500,00

John Alexander are very pleased to present this stunning spacious family home situated in the charming village of Frating. The property comprises of four thoughtfully designed double bedrooms, the master benefiting from an ensuite, in addition, a downstairs cloakroom and utility room. Outside, the beautifully landscaped garden presents a wonderful space for outdoor living.

THE HOME

Upon entering, you're greeted by a welcoming hallway with stairs leading to the first floor. The ground floor features a generously-size well-appointed lounge, a separate dining room, cloakroom and a beautifully designed contemporary kitchen. Complete with integrated appliances, ample storage, and access to the garden through a patio door, this space is perfect for family meals and gatherings. In addition, there is the added benefit of a utility room.

Upon entering the residence, you are immediately welcomed into a charming hallway that sets a pleasant tone for the rest of the home. The warm ambiance is enhanced by tasteful lighting and inviting decor, making you feel at ease as you step inside.

Venturing further into the ground floor, you discover a generously sized and well-appointed lounge, bathed in natural light from large windows that overlook the garden.

Adjacent to the lounge, a separate dining room offers an intimate setting for family dinners and special occasions. With ample space to accommodate a large dining table, this room ensures that every meal is a memorable experience. The decor here harmonizes with the overall aesthetic of the home, creating a seamless flow between spaces.

The heart of this home, however, is the beautifully designed contemporary kitchen. This culinary

haven boasts integrated appliances that blend functionality with modern elegant design. From the sleek countertops to the custom cabinetry, every detail has been meticulously considered. There's ample storage to accommodate all your cooking needs, ensuring that everything is within easy reach.

Completing the ground floor is the spacious utility room, offering additional storage and workspace and beyond this room the convenience of a downstairs cloakroom

Moving to the upper floor, you'll find four inviting bedrooms that each provide a serene sanctuary for rest and relaxation. Each room is thoughtfully designed to offer comfort and tranquillity, making it easy to unwind after a long day. The master bedroom is a standout feature, offering a generous amount of space and the added luxury of a beautifully designed en-suite bathroom.

OUTSIDE

This property features a beautifully landscaped rear garden that is truly a standout highlight, providing a delightful setting for outdoor relaxation and entertaining. Adding to the appeal is a garden room or bar area, which offers a great space for entertaining or unwinding. This versatile area can serve as a cosy retreat for relaxation or a spot to host friends and family.

Convenience is also a priority here, with ample off-street parking and a garage that accommodates vehicles and provides extra storage. This combination of an inviting outdoor space along with practical parking solutions makes this property both comfortable and functional.



4



2



2



F



EPC

B



1,400



LOCATION

The property is situated in the charming and peaceful village of Frating, offering the best of both rural and suburban living and is known for its picturesque landscapes and friendly community atmosphere.

For families, the area is served by a selection of well-regarded schools, including Great Bentley Primary School, ensuring quality education is readily accessible. The surrounding countryside offers plenty of opportunities for outdoor activities, with walking and cycling paths to explore, along with nearby parks.

Transport links are highly accessible, with convenient connections to larger towns and cities. The A120 is close by, providing direct routes to Colchester and beyond, while local train services connect you to the wider rail network for easy commuting.





Mannings Road, Frating, Colchester, CO7 7FU

DIMENSIONS

LOUNGE

14' 0" x 14' 0" (4.27m x 4.27m)

KITCHEN

12' 0" x 10' 0" (3.66m x 3.05m)

UTILITY ROOM

7' 0" x 5' 0" (2.13m x 1.52m)

CLOAKROOM

5' 0" x 5' 0" (1.52m x 1.52m)

DINING ROOM

12' 0" x 8' 0" (3.66m x 2.44m)

BEDROOM FOUR

11' 0" x 8' 0" (3.35m x 2.44m)

BEDROOM THREE

11' 0" x 9' 0" (3.35m x 2.74m)

BEDROOM TWO

13' 0" x 9' 0" (3.96m x 2.74m)

MASTER BEDROOM

14' 0" x 9' 0" (4.27m x 2.74m)

ENSUITE

7' 0" x 3' 0" (2.13m x 0.91m)

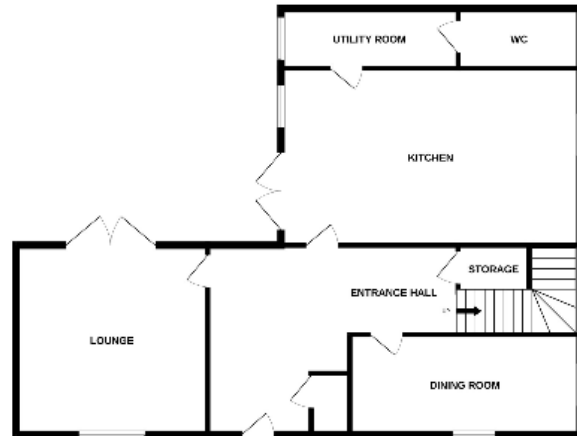
GARDEN ROOM

12' 0" x 12' 0" (3.66m x 3.66m)

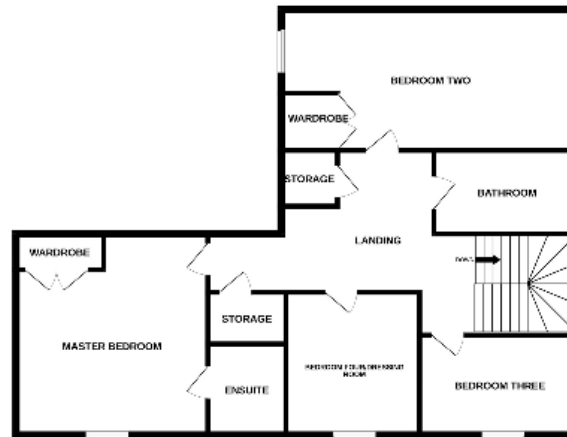


FLOORPLAN

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.
Made with Homoplus 6/2024

DIRECTIONS

CONTACT

99 London Road
Stanway
Colchester
Essex
CO3 0NY

E colchester@fineandcountry.com

T 01206 878155

www.john-alexander.co.uk

Find us on..



JOHN ALEXANDER
ESTATE AGENTS