



michaels
property consultants

- Chain Free Sale
- Stylish and Contemporary
- Three Double Bedrooms
- En-Suite & Bathroom
- Utility Room
- Landscaped Garden
- Off Road Parking
- Village Location

29 Mannings Road, Frating, Colchester, Essex. CO7 7FQ.

Better than new is this wonderful semi detached home on this popular modern development in the village of Frating just East of Colchester and offering brilliant access to the A120/A12 and with mainline stations close by at Great Bentley and Wivenhoe with good links to London Liverpool Street. Having been upgraded and maintained to an incredibly high standard this well planned house offers highlights to include: Spacious entrance hall, Stylish Living Room, 18' Kitchen/Diner, utility room, ground floor cloakroom, three first floor bedrooms all with space for a double bed, en-suite to master, family bathroom, generous landscaped garden and off road parking. Chain Free.



Property Details.

Ground Floor

Entrance Hall

12' 7" x 8' 5" (3.84m x 2.57m) Tiled floor, stairs to first floor with storage under, radiator and doors to.

Lounge



13' 9" x 12' 5" (4.19m x 3.78m) A beautifully presented room with window to front, radiator.

Kitchen/Diner



18' 6" x 10' 10" (5.64m x 3.30m) Window to rear, French doors to rear with sidelight, tiled floor, a contemporary range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, integrated oven and hob with splashback and extractor over, integrated fridge/freezer, space for dishwasher.

Utility Room

5' 8" x 5' 3" (1.73m x 1.60m) Window to rear, tiled floor, radiator, fitted units with inset sink and drainer, space and plumbing for washing machine.

Ground Floor Cloakroom

Window to side, tiled floor, wall hung wash hand basin, enclosed cistern WC, radiator.

First Floor

Landing

Window to side and doors to.

Bedroom



12' 7" x 9' 10" (3.84m x 3.00m) Window to front, radiator, fitted wardrobe and door to.

En-Suite



Shower cubicle, wall hung wash hand basin, enclosed cistern WC, heated towel rail, half tiled walls.

Property Details.

Bedroom



12' 5" x 11' 0" (3.78m x 3.35m) Window to rear, radiator, currently used as a dressing room with fitted storage.

Bedroom



10' 10" x 9' 8" (3.30m x 2.95m) Window to rear, radiator, airing cupboard.

Bathroom



Obscure window to front, panel bath with shower screen and shower over, wall hung wash hand basin, enclosed cistern WC, heated towel rail, tiled walls.

Outside

Driveway

Block paved driveway for two vehicles with gated side access to rear garden.

Rear Garden



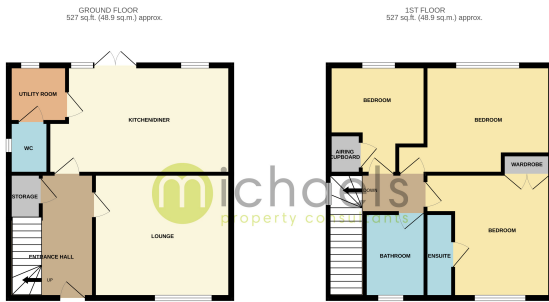
All enclosed by panel fencing with raised decking area, patio area, mainly laid to lawn with garden shed.

Heating system

This modern home offers a B rated EPC with air source heat pump and well maintained heating system.

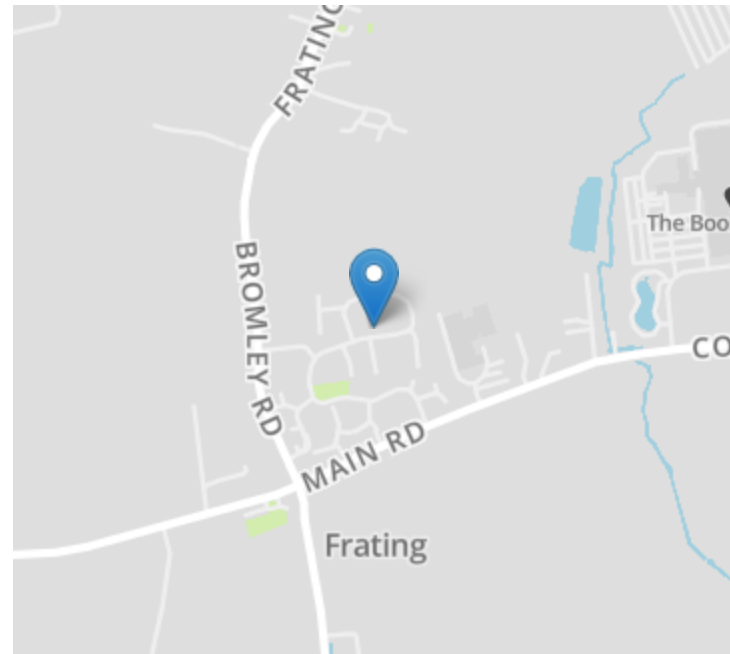
Property Details.

Floorplans



TOTAL FLOOR AREA: 1054 sq ft (97.8 sq m) approx.
*All floor areas are based on measurements taken on site and are approximate. Measurements are taken to the internal face of walls and are not intended to be used as a guide for any purpose other than to provide a general indication of the size of the property. Measurements are taken to the internal face of walls and are not intended to be used as a guide for any purpose other than to provide a general indication of the size of the property. Measurements are taken to the internal face of walls and are not intended to be used as a guide for any purpose other than to provide a general indication of the size of the property.

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.