



- Detached
- Village Location
- Five Bedrooms
- Five Reception Rooms
- Generous Gardens
- Spacious Rooms

Fern Lodge Frating Road, Great Bromley, Colchester, Essex. CO7 7JW.

A wonderful opportunity to purchase this established and extended family home with a wealth of period features and generous plot in this popular village location and offering excellent links to the A120/A12 and nearby Great Bentley, Alresford or Wivenhoe railway stations. With an expanse of reception and bedrooms this large and spacious home gives the new owner excellent potential to adjust the current living accommodation to suit their needs. The property benefits from a mixture of LPG heating, electric heating, solar panels and double glazing. We would recommend viewing internally to establish just how much space is on offer here and how it could work for you.



Property Details.

Entrance Porch

Window to side, tiles floor, pine clad walling and door to:

Entrance Hall

Window to front, ample space for computer desk and door to:

Lounge



27' 8" x 19' 7" (8.43m x 5.97m) A remarkable sized room with many features including red brick fireplace with open fire, exposed beams, red brick pillars, window to front, window to side, French doors to playroom, door to sitting room and doors to dining room.

Play Room

25' x 7' 3" (7.62m x 2.21m) A bright room with windows to front and window to side.

Sitting Room



18' 1" x 12' 3" (5.51m x 3.73m) French doors to side, window to side, and door to stairwell.

Stairwell

With stairs rising to first floor and glazed door to kitchen.

Kitchen



15' 11" x 11' 2" (4.85m x 3.40m) Tiled floor, window to side, a range of fitted units and drawers, work tops over, inset gas hob, fitted double oven, tiled splashbacks, original built in Essex Larder and doors to WC and wash room.

Wash Room

10' x 5' 9" (3.05m x 1.75m) Window to side, fitted units and drawers, work tops, inset sink and spaces for appliances.

WC

Window to rear, low level WC and wash hand basin.

Dining Room



14' 8" x 11' 5" (4.47m x 3.48m) An L shaped room with tiled floor, window and door to rear, exposed timbers and studwork and door to:

Property Details.

Work Room

9' 2" x 5' 5" (2.79m x 1.65m) Window to side, second staircase to first floor and currently fitted out with various storage units.

First Floor

Landing

Loft access, storage cupboard and doors to:

Bedroom One



17' 6" x 11' 1" (5.33m x 3.38m) Two windows to front, cast iron fireplace, corner shower cubical.

Bedroom Two



12' 5" x 12' 5" (3.78m x 3.78m) Window to side and door to En-suite.

En-Suite

With window to rear, shower cubical, close couple WC, wash hand basin and tiled splashbacks.

Bedroom Three

12' 11" x 11' 11" (3.94m x 3.63m) Window to front and fitted wardrobe.

Bedroom Four

10' 3" x 10' 1" (3.12m x 3.07m) Window to front and interlinking door to bedroom five.

Bedroom Five

10' 3" x 9' (3.12m x 2.74m) Window to side and door to study area.

Bathroom

Window to side, pedestal wash hand basin, low level WC, bath with mixer tap and shower attachment.

Study/Storage Room

11' x 9' 1" (3.35m x 2.77m) Dorma window to rear and stairwell to ground floor.

Garden



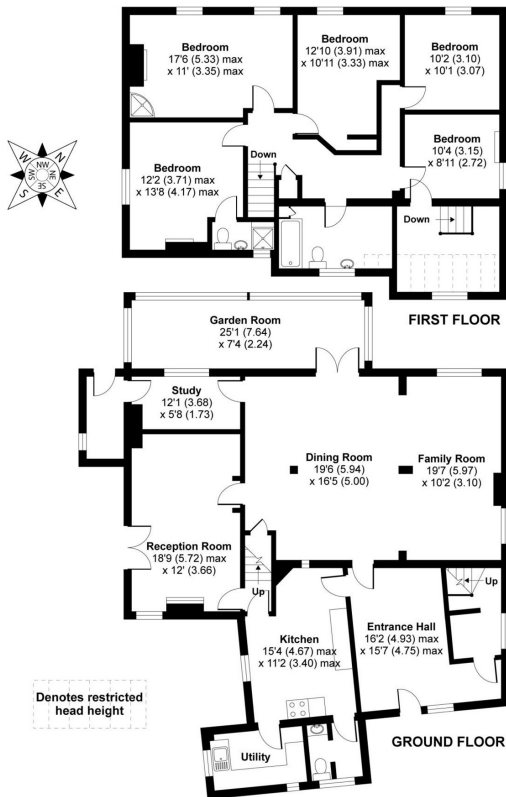
Mainly laid to lawn and enclosed by fencing and hedging this excellent plot sides onto fields and offers a wrap around garden with various trees, shrubs and plants.

Parking

The property has right of way over a shared drive leading to a hardstanding at the rear of the property providing off road parking.

Property Details.

Floorplans

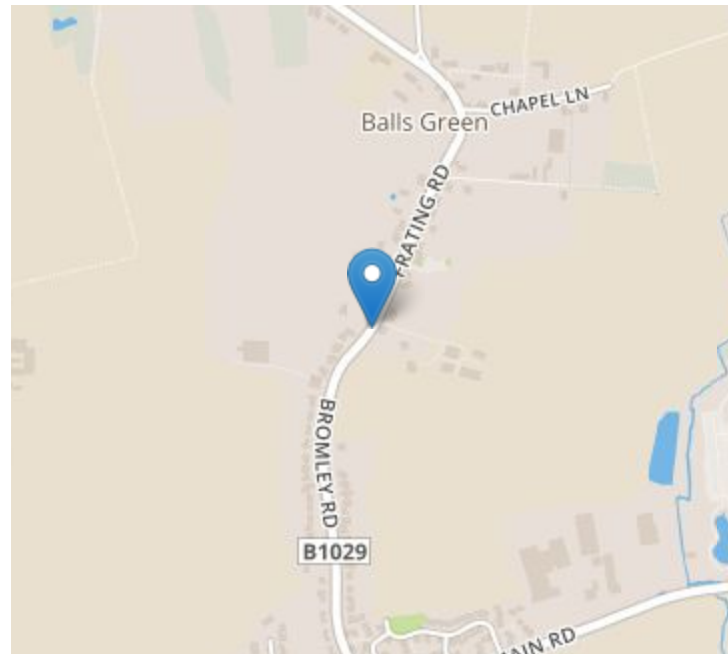


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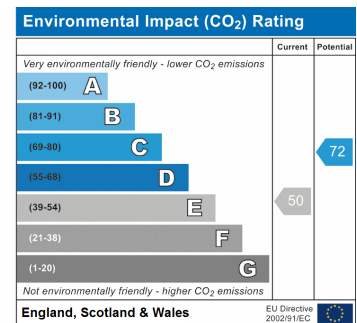
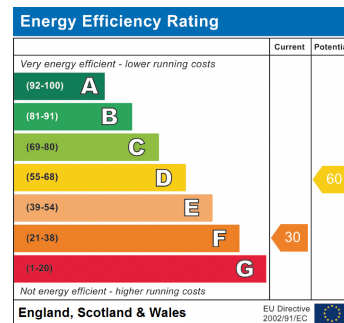
APPROX. GROSS INTERNAL FLOOR AREA 2640 SQ FT 245.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.