



- Three Bedroom Detached House
- Garage & Off Road Parking
- En-Suite And Family Bathroom
- Cloak Room
- Low Maintenance Rear Garden
- Three Reception Areas
- Oil Heating & Double Glazed
- No Onward Chain

**34 Tokely Road, Frating, COLCHESTER, Essex. CO7 7GA.**

A beautifully presented three bedroom detached house offered for sale with no onward chain. Accommodation includes three bedrooms, En-suite, and family bathroom to the first floor, on the ground floor you will find a generous living room with bay fronted window, dining room/ conservatory and kitchen. The exterior of the property offers ample off road parking, garage, and low maintenance rear garden. Positioned on this popular estate in Frating offering excellent links to the A120/A12 conveniently located to nearby villages with a train line, Great Bentley, Alresford or Wivenhoe. Call the sales team today to arrange your viewing.



# Property Details.

## Ground Floor

### Hallway

14' 04" x 6' 09" (4.37m x 2.06m) UPVC front door opening onto the hallway, double glazed window to the side,, stairs to first floor, under stairs storage.

### Cloakroom

5' 10" x 2' 07" (1.78m x 0.79m) Double glazed obscured window to the front, low level WC, wash hand basin, tiled splash back.

### Lounge



13' 09" x 10' 8" (4.19m x 3.25m) Double glazed bay fronted window to the front, two radiators, electric fire place.

### Dining Room/Conservatory



19' 09" x 11' 0" (6.02m x 3.35m) Double glazed windows to side and rear, French doors opening onto the the rear garden, tiled floor, open plan living space.

## Kitchen



10' 06" x 9' 02" (3.20m x 2.79m) Double glazed window to rear and side door, radiator, tiled floor, fitted kitchen including shaker style wall and base kitchen units, tiled splash back. Granite work surfaces, inset ceramic sink one and a half bowl, intergraded cooker, hob and over head fan, space for washing machine and fridge freezer.

## First Floor

### Landing

Double glazed window to side, loft access, door to airing cuoboard.

### Bedroom One



10' 07" x 8' 10" (3.23m x 2.69m) Double glazed window to rear, radiator, fitted wardrobe, space for double bed.

### En-Suite

7' 02" x 4' 02" (2.18m x 1.27m) Tiled floor and walls, radiator, double glazed window to side, low level WC, vanity unit with wash hand basin, separate shower cubicle.

# Property Details.

## Bedroom Two



9' 04" x 8' 03" (2.84m x 2.51m) Double glazed window to rear, radiator, fitted wardrobe, space for double bed.

## Bedroom Three



10' 05" x 6' 10" (3.17m x 2.08m) Double glazed window to front, radiator, built in wardrobe.

## Family Bathroom



6' 09" x 5' 01" (2.06m x 1.55m) Double glazed obscured window to rear, radiator inset spot lights, tiled floor and walls, panelled bath, vanity unit with wash hand basin.

## Parking, Garage & Outside

### Off Road Parking

Block paved driveway for several vehicles, garage with power, side access to rear garden.

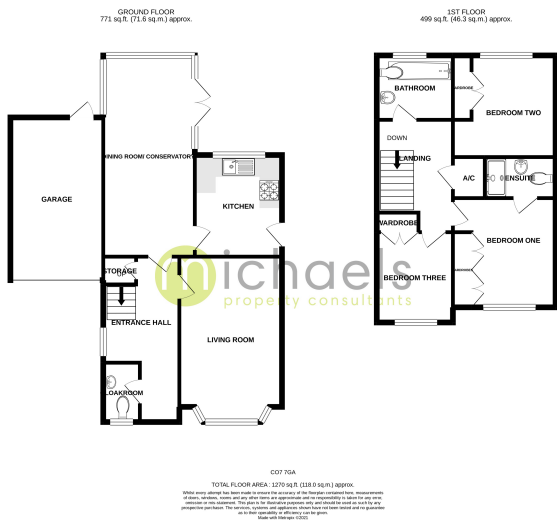
### Rear Garden



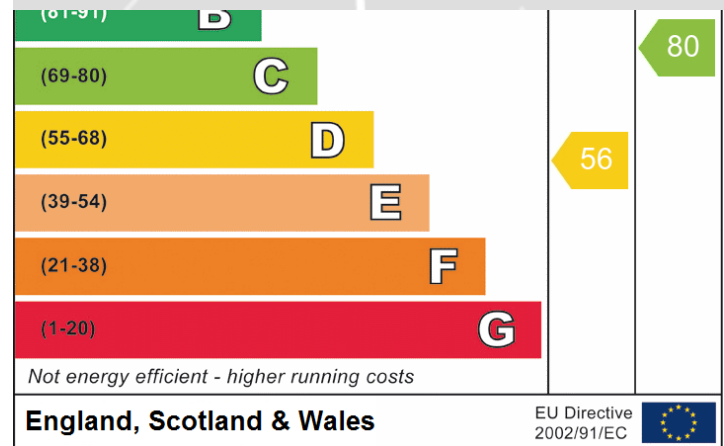
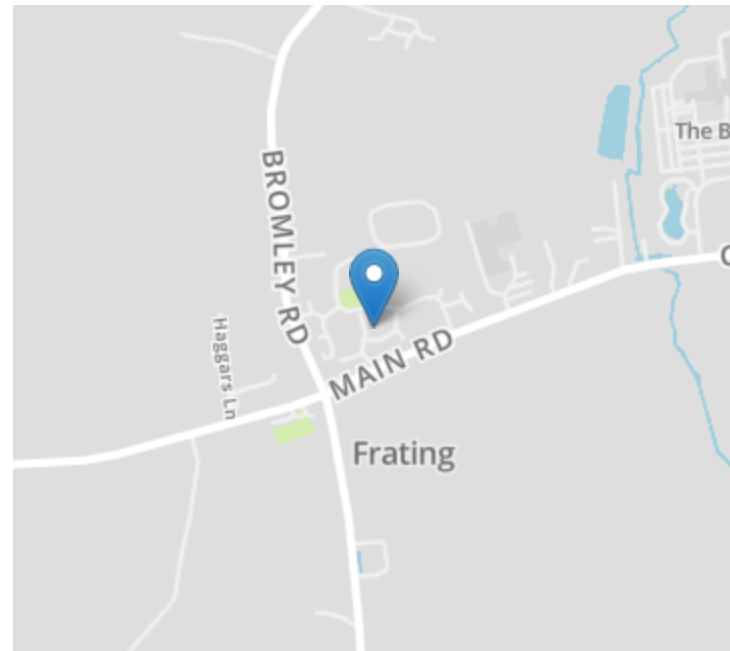
Well maintained rear garden including, block paved patio area, mature shrubs and bushes, the remainder of the garden is laid to synthetic grass, retained by fence boundary.

# Property Details.

## Floorplans



## Location



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.