



- Detached Family Home
- Four Bedrooms
- En Suite, Family Bathroom, Ground Floor Cloakroom
- Conservatory, Dining Room & Lounge
- Off Road Parking
- Well Maintained By Current Owners
- Double Glazing
- Easy Access To A12

21 Tokely Road, Frating, Colchester, Essex. CO7 7GA.

A charming detached family home positioned within this popular estate in Frating. Offering excellent links to the A120/A12 and nearby Great Bentley, Alresford and Wivenhoe railway stations, is this well presented four bedroom house. Highlights include spacious lounge with bay fronted window, separate dining room, kitchen, conservatory, ground floor bedroom, ground floor cloakroom, three first floor bedrooms with en-suite to master, family bathroom, private rear garden and off road parking. Internal inspections are highly recommended, call us now to arrange your viewing. Guide price £375,000- £400,000.

Call to view 01206 820999



Property Details.

Ground Floor

Entrance Hall

Radiator, stairs rising to first floor with storage under, doors to:

Cloakroom

With obscure window to front, radiator, wash hand vanity basin, low level WC.

Lounge



15' 1" x 10' 6" (4.60m x 3.20m) With bay window to front, radiator, feature electric fireplace.

Dining Room



10' 6" x 8' 11" (3.20m x 2.72m) Radiator, open to conservatory, archway to kitchen.

Kitchen



10' 6" x 8' 6" (3.20m x 2.59m) With window to rear, radiator, a range of wall and base units with worktops over, tiled splashback, inset sink and drainer, cooker, hob, space for dishwasher, washing machine and tumble dryer.

Conservatory



16' 1" x 10' 3" (4.90m x 3.12m) UPVC construction with window to rear and side, single door to side and rear.

Property Details.

Ground Floor Bedroom



16' 6" x 7' 11" (5.03m x 2.41m) Double glazed window to front, radiator.

First Floor

Landing

With window to side, loft access, airing cupboard, door to:

Bedroom



11' 0" x 10' 09" (3.35m x 3.28m) Double glazed window to front, radiator, fitted wardrobes.

En Suite

6' 01" x 4' 01" (1.85m x 1.24m) Double glazed obscure window to side, tiled walls, shower enclosure, vanity unit, low level WC.

Bedroom



11' 1" x 9' 2" (3.38m x 2.79m) Double glazed window to rear, radiator, fitted wardrobe.

Bedroom

10' 6" x 7' 0" (3.20m x 2.13m) Double glazed window to front, fitted storage, radiator.

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m) Double glazed obscure window to rear, tiled walls, radiator, vanity basin and WC, panelled bath with over head shower.

Outside

Garden



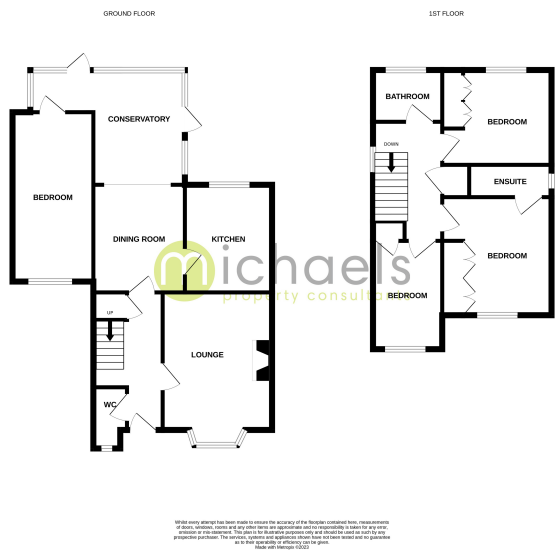
Low maintenance rear garden laid to paving and artificial grass, garden shed, oil tank, retained by fencing and brick wall, side access.

Off Road Parking

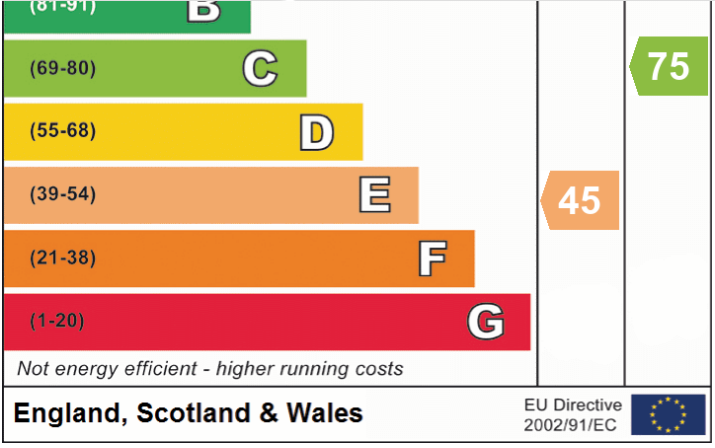
Driveway to front creating off road parking.

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.

