



- Double Garage
- Ample Off Road Parking
- Four Bedrooms
- Modern Kitchen
- Village Location
- Flexible Accommodation
- Well Established Garden
- Previously Extended

Ivyside, Frating Road, Great Bromley, Colchester, Essex. CO7 7JW.

A beautifully presented home sitting in a generous plot with large garden and double garage. Offering versatile living is this established family home in the popular village of Great Bromley, just East of Colchester City and remaining very accessible to the A120/A12 whilst keeping excellent village charm. Highlight of this home include two reception rooms, home study/office, modern refitted kitchen, ground floor bedroom, three first floor bedrooms, bathroom, shower room, ample off road parking, large garden and double garage. Viewing advised! Guide £400,000-£425,000.



Property Details.

Ground Floor

Entrance Hall

Window to side and doors to.

Study



8' 6" x 7' 4" (2.59m x 2.24m) Window to side, wood effect flooring, radiator.

Sitting Room



12' 8" x 11' 0" (3.86m x 3.35m) Two windows to front, feature radiator, chimney breast with cast iron fireplace, open to.

Dining Room



9' 8" x 8' 10" (2.95m x 2.69m) Door to kitchen, storage cupboard, door to stairwell.

Kitchen



11' 10" x 11' 6" (3.61m x 3.51m) Window to rear, door to rear garden, door to ground floor bedroom, wood effect flooring, a modern range of fitted units and drawers with Acrylic worktops over, butler sink, inset hob with filter over, fitted double oven, space and plumbing for washing machine, integrated dishwasher, space for tumble dryer, matching eye level units.

Bedroom

13' 9" x 7' 4" (4.19m x 2.24m) Window to side, radiator, wood effect flooring, French doors to rear.

First Floor

Landing

Offering doors to.

Property Details.

Bedroom



11' 1" x 8' 9" (3.38m x 2.67m) Window to front, radiator.

Bedroom

8' 10" x 8' 9" (2.69m x 2.67m) Window to rear and radiator.

Bedroom

13' 0" x 7' 4" (3.96m x 2.24m) Window to rear and radiator.

Bathroom



Obscure window to rear, corner bath, close coupled WC, vanity wash hand basin, tiled walls.

Shower Room



Shower cubicle, close coupled WC, wash hand basin, tiled walls.

Outside

Rear Garden



Commencing with a patio area, lawned area, with various shrubs and plants, garden shed, further area with raised deck and caravan, small pond, block paved hardstanding leading to garage.

Double Garage

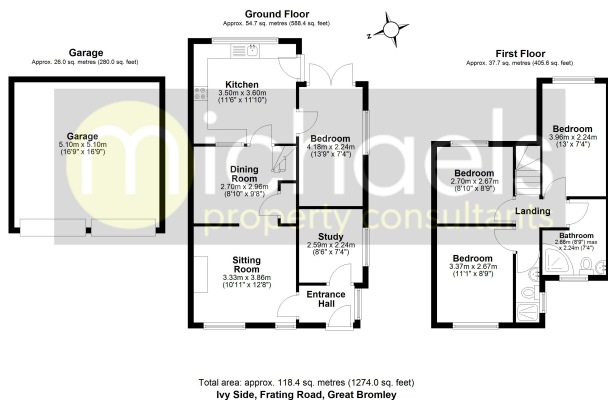
17' 6" x 17' 0" (5.33m x 5.18m) Twin doors to front, power and light connected.

Parking

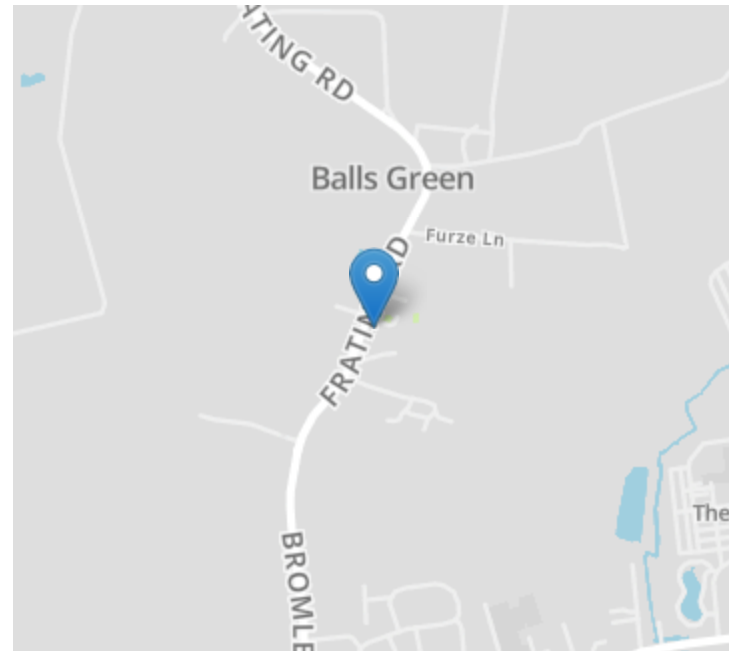
Block paved driveway to front with twin gates leading to rear and pathway to garage and hardstanding.

Property Details.

Floorplans



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.