



- Generous Plot
- Detached Bungalow
- Two Carports
- Ample Off Road Parking
- Three Bedrooms
- Village Location

**1 Clacton Road, Frating, Colchester, Essex. CO7 7DG.**

Sitting in a generous plot on the edge of this popular village to the east of Colchester is this well presented detached bungalow. Offering excellent accommodation throughout to include three bedrooms, en-suite cloakroom, family bathroom, lounge/diner with log burner, utility room, kitchen, two carports, generous garden, two large timber workshops, large driveway. Please call for further details.



# Property Details.

## All Accommodation on one level

### Porch

With further door to hallway.

### Hallway

With doors leading to principle rooms, loft access.

### Bedroom One



12' 0" x 11' 8" (3.66m x 3.56m) Window to front, radiator, door to.

### En-Suite Cloakroom



Window to side, close coupled WC, pedestal wash hand basin.

### Bedroom Two



12' 0" x 11' 0" (3.66m x 3.35m) Window to front, radiator.

### Bedroom Three



12' 1" x 9' 8" (3.68m x 2.95m) Window to side and radiator.

# Property Details.

## Bathroom



Obscure window to side, panel bath, vanity wash hand basin, WC, fitted cupboard.

## Lounge/Diner



17' 2" x 16' 4" (5.23m x 4.98m) An L shaped room with patio doors to rear, window to side, radiator, log burning stove.

## Utility Room

9' 0" x 8' 8" (2.74m x 2.64m) Door to side, fitted units, radiator, worktops, wall mounted boiler, door to kitchen.

## Kitchen



14' 0" x 7' 2" (4.27m x 2.18m) Window to rear, a range of fitted units and drawers with worktops over, inset sink and drainer, space for dishwasher, fitted double oven, integrated fridge/freezer, matching eye level units, tiled splashbacks and radiator.

## Outside

### Rear Garden



A generous garden mainly laid to lawn with fencing and hedging to boundaries, various shrubs and plants, patio area, shingle area, gated side access and gated access to carports. Two large timber sheds with lighting and one with power.

### Carports

Covered parking areas with gated access.

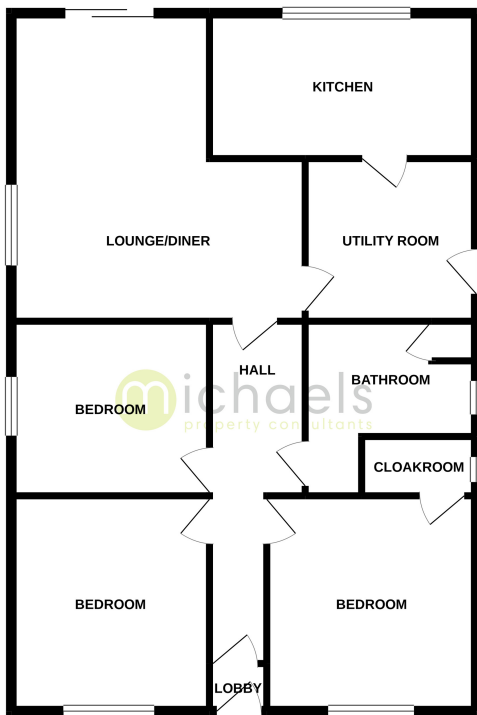
### Driveway

A large shingle driveway accessed by a five bar gate providing ample further off road parking.

# Property Details.

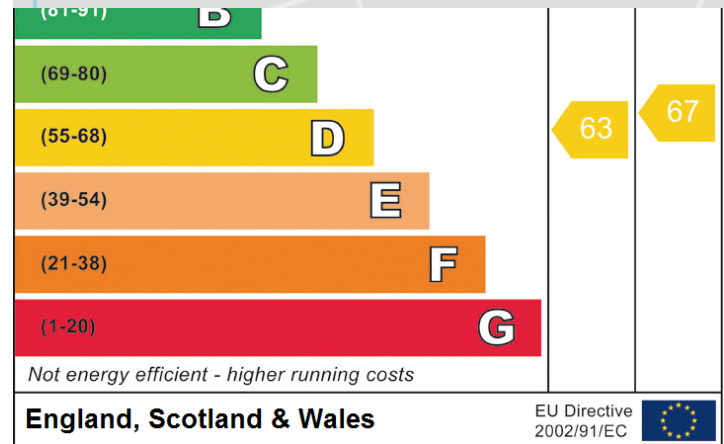
## Floorplans

GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA - 1013 sq.ft. (94.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.