



**4 bedroom  
Detached  
Bungalow  
located in  
Frating Road.**

Guide Price  
**£425,000 - £450,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Frating Road Ardleigh Essex CO7 7SY

## FULL DESCRIPTION

### THE HOME

\*\*\* GUIDE PRICE £425,000 TO £450,000 \*\*\*

John Alexander is very proud to present this impressive four-bedroom detached bungalow offering an unexpected sense of spaciousness and is set within a generous plot. Located in a charming and sought-after village, it is conveniently positioned just a short distance from the bustling Colchester city centre, providing an ideal balance of rural tranquillity.

As you approach the property, you are greeted by an attractive façade and gravel driveway accommodating several vehicles.

Upon entering, you will find an inviting hallway that sets the tone for the rest of the home. The spacious living area is bathed in natural light. this room offers an ideal space for both relaxation and entertaining guests.

The heart of the home is undoubtedly the contemporary kitchen, which is well-equipped with high-quality appliances and ample storage and has the every desired open plan flow. Adjoining the kitchen is a dedicated dining area, perfect for enjoying family meals or hosting gatherings with friends and also a separate utility room.

There are two well appointment bedrooms accessible from the hallway and the elegant family bathroom completes this floor, comprising a panel bath, large separate tiled shower cubicle, wash basin, low level W.C and tiled walls.

The first floor features the Master bedroom and bedroom four.

### DIMENSIONS

Kitchen/Dining Room  
27'9" x 10'4" (8.45m x 3.14m)  
Utility Room  
15'6" x 12'0" (4.73m x 3.66m)  
Lounge  
21'5" x 10'0" (6.54m x 3.05m)  
Bedroom Two  
10'1" x 10'0" (3.07m x 3.04m)  
Bedroom Three  
10'0" x 7'9" (3.04m x 2.37)  
Bathroom  
9'11" x 5'7" (3.02m x 1.71m)  
Bedroom One  
14'1" x 11'3" (3.43m x 4.29m)  
Bedroom Four  
13'1" x 10'8" (3.43m x 3.25m)

### THE OUTSIDE

Step outside to discover a beautiful, expansive garden complete with patio area. It is a delightful oasis, providing plenty of space for outdoor activities, barbecues, or simply enjoying the sunshine. There is also potential for landscaping or gardening enthusiasts to create their dream outdoor space.



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### THE LOCATION

Situated on Frating Road, nestled in a tranquil and picturesque area that offers the perfect blend of countryside charm and convenient access to urban amenities. Just a short distance from the vibrant city of Colchester, residents can enjoy the best of both worlds - serene living while being close to shops, restaurants, and recreational facilities.

The nearby village amenities provide essential services and local stores, making daily life convenient. Additionally, there are well-regarded schools in the vicinity, making this location particularly appealing for families.

Nature enthusiasts will appreciate the surrounding green spaces and scenic countryside, offering plenty of opportunities for outdoor activities such as walking, cycling, and exploring.

With excellent transport links, including easy access to major roads and rail connections, commuting to Colchester and beyond is effortless.

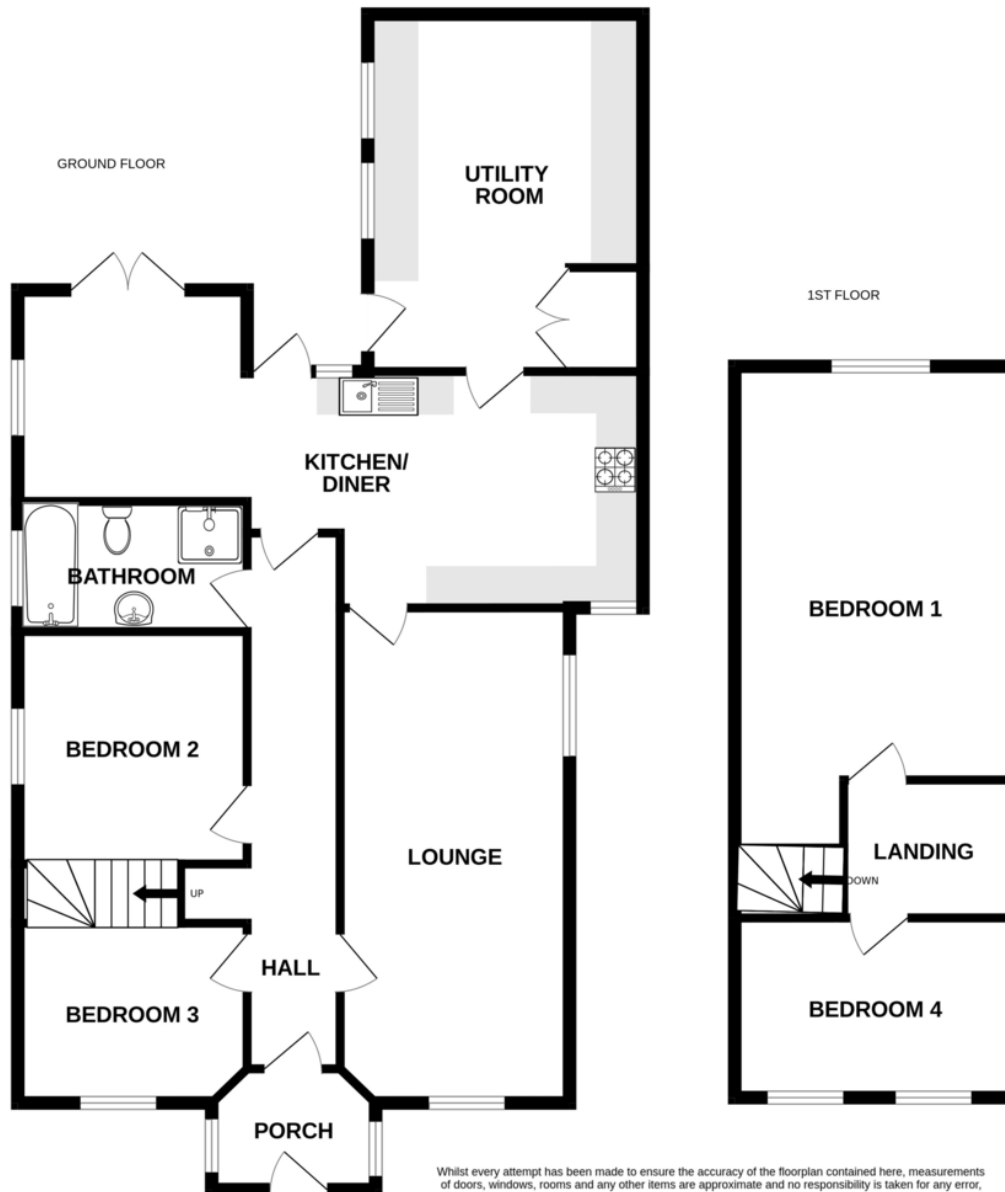




Frating Road, Ardleigh, Essex, CO7 7SY



## FLOORPLAN



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 by 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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## DIRECTIONS

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