

oakheart



£900,000

Guide Price

Frating Road, Great Bromley



Guide Price £900,000 - £950,000

Welcome to a beautifully presented detached home where comfort meets style. This spacious property, featuring 5 well-proportioned bedrooms, is ideally located in a sought-after village that offers both peace and easy access to local amenities such as shops, schools, and parks.

Upon entering, you are welcomed by a bright and airy entrance hall that sets the tone for the rest of the house. The large living room is perfect for relaxing with family or entertaining friends, with generous windows that let in plenty of natural light and provide lovely views of the landscaped garden.

The kitchen and dining area form the heart of the home. Thoughtfully designed, the kitchen is equipped with modern appliances, ample counter space, and plenty of storage, making it ideal for everyday cooking or hosting gatherings. The dining area opens directly onto the garden, making it easy to enjoy meals outdoors or entertain guests during warmer months.

The ground floor also includes a flexible study that can easily serve as a sixth bedroom, a modern bathroom, and a practical utility room to help keep daily life organised.

Upstairs, you'll find four comfortable bedrooms, each offering a peaceful retreat with built-in storage and large windows. The master bedroom features

its own ensuite bathroom and dressing area, providing a private space to unwind. The remaining bedrooms are ideal for family members or guests, and a stylish family bathroom serves this floor.

Outside, the garden is a real highlight, with well-maintained lawns, mature plants, and designated spaces for outdoor dining or relaxing. It's a wonderful place for children to play or for adults to enjoy quiet evenings. The property also benefits from a spacious driveway and a double garage, offering plenty of parking and additional storage.

This inviting home is a fantastic opportunity for families or anyone seeking a harmonious balance of space, comfort, and convenience in a desirable location



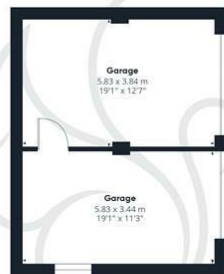
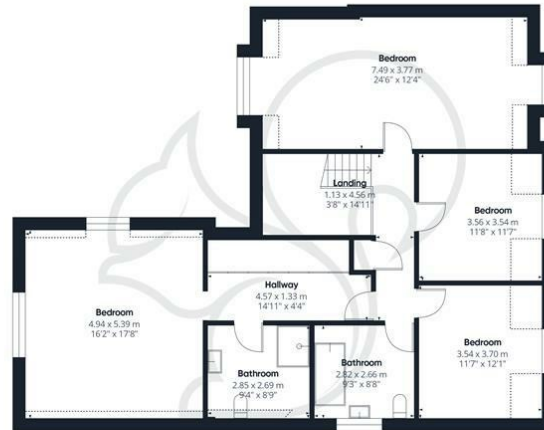
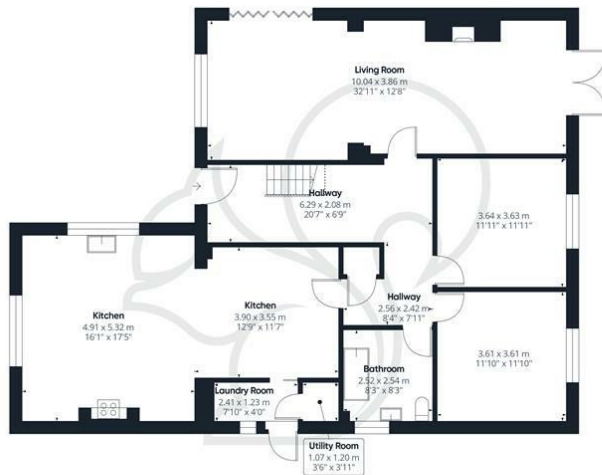













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**Local Authority:**  
Tendring

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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