



Haggars Lane, Frating, Colchester, CO7 7DN

welcome to

Haggars Lane, Frating, Colchester

This stunning detached character home is situated in the popular village of Frating, which is around 5 miles east of Colchester. The nearest train station can be found around 2 miles away at Great Bentley and there is a primary school in neighbouring Alresford.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Description

This attractive detached home is situated in a popular village location and offers beautifully presented and spacious accommodation throughout, as well as character features. Ground floor accommodation comprises spacious hallway, living room, dining room, study, large kitchen/breakfast room, utility room, cloakroom and bedroom with en suite. The first floor offers master suite with bedroom, dressing room and en suite, as well as two further large bedrooms and a family bathroom. There is also a large basement. Externally there is ample off street parking, a detached double garage and large lawned gardens.

Entrance Door To:

Large Entrance Hall

York stone flooring, stairs to first floor & basement, underfloor heating.

Lounge - 17' max x 11' 1" max (5.18m max x 3.38m max)

Solid Oak flooring, electric feature fireplace, under floor heating, double doors to Dining Room.

Dining Room - 13' 1" x 11' 1" (3.99m x 3.38m)

York stone flooring, underfloor heating, doors to rear garden, skylight window, open to:

Kitchen - 20' x 17' (6.10m x 5.18m)

Oak work surfaces, range of base and eye level cupboards and drawers, space for range style oven, space for further appliances, kitchen island with inset drawers and breakfast bar, York stone flooring, underfloor heating, windows to side and doors to rear, door back to Hallway.

Utility Room - 7' 1" x 7' (2.16m x 2.13m)

Butler sink unit, Oak surfaces, washing machine, tumble dryer, York stone floor, under floor heating, window and door to side.

Cloakroom

Two piece suite comprising low level w.c. and pedestal wash hand basin, stone tiled flooring, under floor heating, window to side.

Study - 8' x 7' 1" (2.44m x 2.16m)

Window to front, York stone tiled floor, under floor heating.

Bedroom Three - 13' 1" max x 11' 1" max (3.99m max x 3.38m max)

Window to front, Oak flooring, under floor heating, door to:

En Suite

Three piece suite comprising shower cubicle with rainfall shower, low level w.c., pedestal wash hand basin, window to side.

First Floor Accommodation

Landing

Radiator, airing cupboard, vaulted ceiling with skylight, doors to:

Master Bedroom - 16' 1" max x 13' 1" max (4.90m max x 3.99m max)

Doors to rear giving access to Juliet balcony, four skylight windows, two radiators, sloping ceiling, door to:

Inner Lobby

With doors to Dressing Room/Walk-In Wardrobe and door to:

En Suite

Three piece suite comprising double shower cubicle with rainfall shower, pedestal wash hand basin and low level w.c., heated towel rail, window to side, sloping ceiling.

Bedroom Three - 14' 1" max x 10' 1" max (4.29m max x 3.07m max)

Walk-in wardrobe, radiator, window to front, eaves storage, sloping ceiling.

Bedroom Four - 13' 1" max x 10' 1" max (3.99m max x 3.07m max)

Walk-in wardrobe, radiator, two skylight windows, window to front, sloping ceiling.

Bathroom

Roll top free standing bath, vanity wash hand basin, low level w.c., radiator, part carpet and Oak flooring

Basement - 27' 6" max x 15' 7" max (8.38m max x 4.75m max)

Built-in cupboard.

Outside

The property benefits from large driveway providing ample off road parking. There is a lawned garden to the front with inset shrubs and hedging.

There is a large south west facing rear garden which is mainly laid to lawn with paved patio, all enclosed by fencing and hedges.

Double Garage

17' x 17' (5.18m x 5.18m)

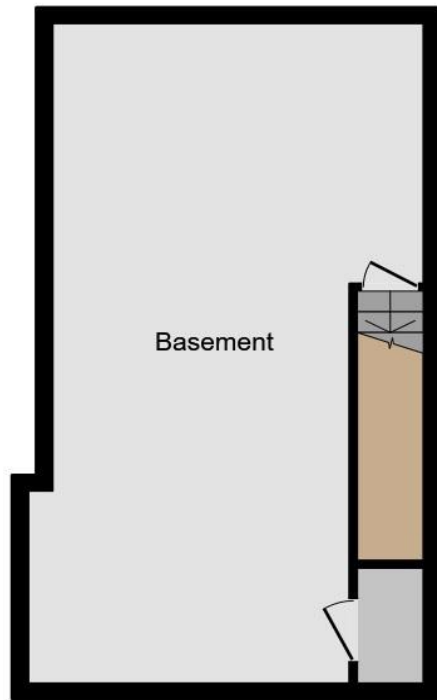
With power and light.



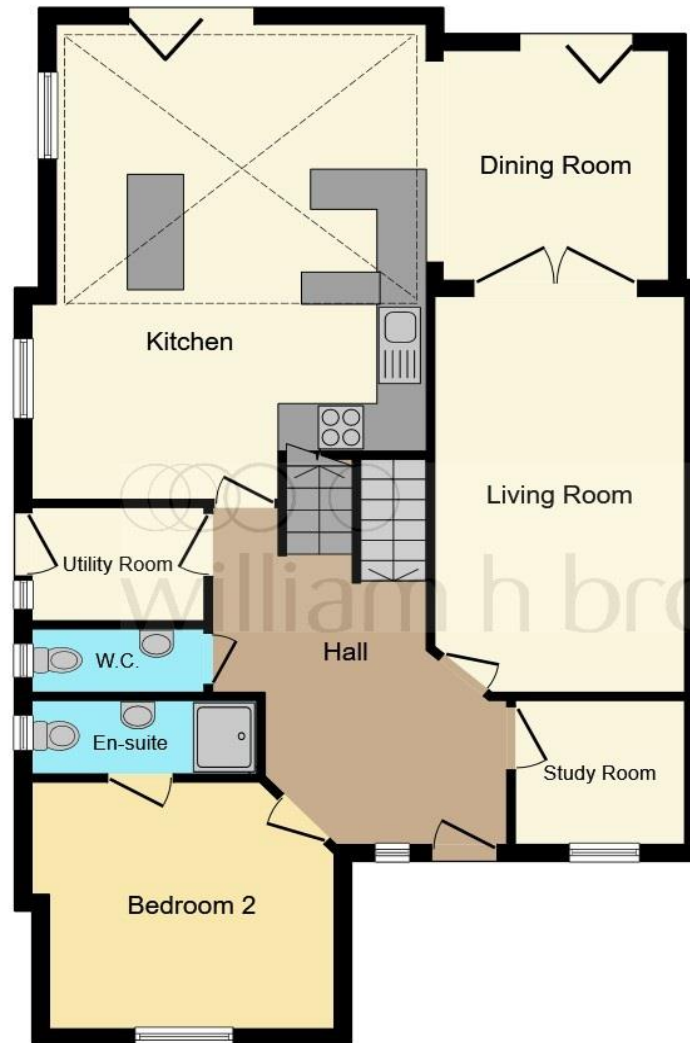
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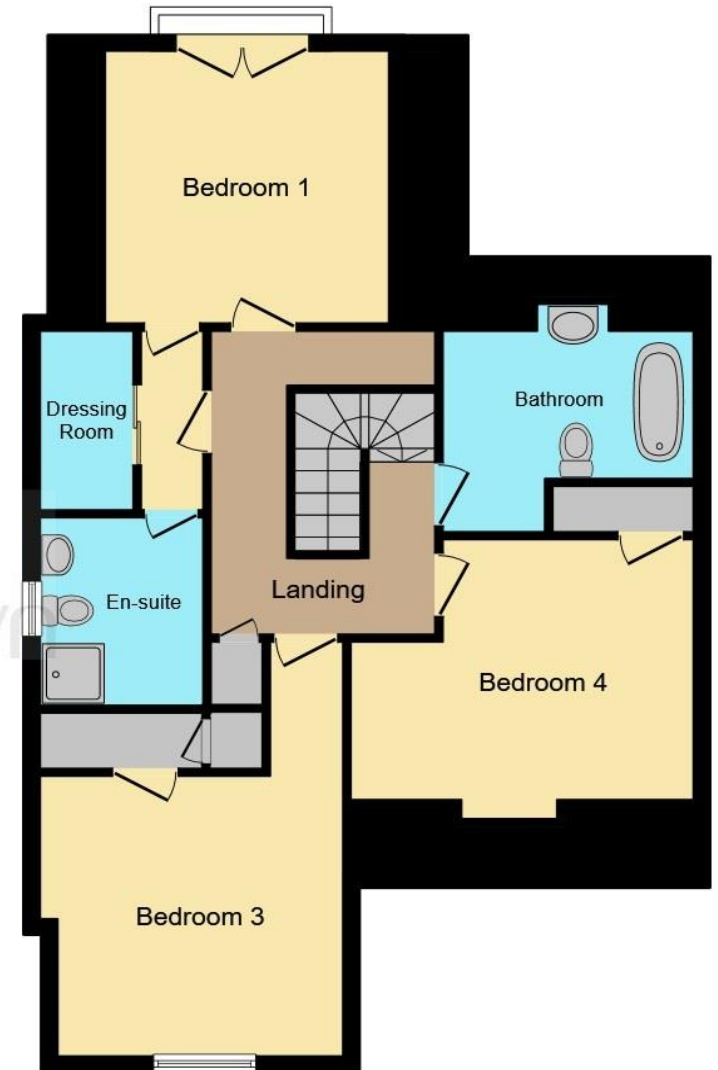




Basement



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Haggars Lane, Frating, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Reception Rooms
- Large Kitchen/Breakfast Room & Utility Room
- Four Large Double Bedrooms
- Cloakroom, 2 En Suites & Family Bathroom
- Ample Parking, Double Garage & Large Gardens
- Popular Village Location

Tenure: Freehold EPC Rating: C

guide price

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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