

**Barrell Close, Frating
CO7 7GD
Guide Price £380,000-£400,000
Freehold**

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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **DETACHED HOUSE**
- **FOUR DOUBLE BEDROOMS**
- **EN-SUITE TO PRINCIPAL BEDROOM**
- **SPACIOUS LOUNGE**
- **SEPARATE DINING ROOM**
- **HOME OFFICE/STUDY**
- **KITCHEN with ADDITIONAL UTILITY ROOM**
- **FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM**
- **SECLUDED REAR GARDEN**
- **GARAGE WITH TWO PARKING SPACES**

Set within the popular village of Frating, just east of Colchester, this generously sized four-bedroom home is tucked away down a shared private driveway. It enjoys a peaceful setting with open green space to the front — perfect for children to play or for a quiet outlook.

Designed with family life in mind, the home offers a spacious entrance hall that leads to a home office/study, a handy downstairs WC, a well-appointed kitchen with a separate utility room, and a comfortable lounge that connects seamlessly to a dining area and bright conservatory - ideal for entertaining or simply spending time together. Upstairs features four well-proportioned bedrooms, including a main bedroom with its own En-suite shower room, plus a stylish family bathroom. The garden is part-walled and offers a safe, private space for children and pets, with gated side access and a door to the garage, which has both power and lighting.

To the front, the property includes two parking spaces. With space to grow and a location that's both peaceful and convenient, this is a fantastic long-term home for any family and ideally located for main bus routes to either Colchester City Centre or Clacton Town, beaches, good local schools, two train stations and just a few minutes drive to the main connecting roads to the A120/A12.

There are some fabulous local eateries on the doorstep to enjoy too!

A LARGE FAMILY HOME IN A POPULAR LOCATION



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed front door, carpet flooring, two centre lights, radiator, stairs to first floor.

LOUNGE

14' 8" x 11' 5" (4.47m x 3.48m)

Bay window to front aspect, carpet flooring, centre light, radiator. Doors into dining room.

DINING ROOM

11' 5" x 10' 5" (3.48m x 3.17m)

Patio doors to conservatory, carpet flooring centre light, radiator.

CONSERVATORY

10' 9" x 9' 7" (3.27m x 2.92m)

Windows to side and rear aspects, door to side, vinyl flooring, wall mounted lights.

KITCHEN/BREAKFAST ROOM

13' 6" x 10' 6" (4.11m x 3.20m)

Window to rear aspect, vinyl flooring, centre light, radiator. Range of wall and base units with contrasting worktops, integrated 1½ bowl composite sink/drainer, fridge/freezer, electric hob/oven with extractor over, dishwasher, partially tiled walls.

UTILITY ROOM

6' 9" x 6' 0" (2.06m x 1.83m)

Door to side, vinyl flooring, centre light, radiator. Wall and base units with integrated stainless steel sink/drainer, space for washing machine and tumble dryer.



CLOAKROOM

6' 0" x 3' 1" (1.83m x 0.94m)

Obscured window to side aspect, vinyl flooring, centre light, radiator, back to wall toilet, wall mounted hand basin.

HOME OFFICE/STUDY

9' 0" x 8' 8" (2.74m x 2.64m)

Window to front aspect, carpet flooring, centre light, radiator.

FIRST FLOOR LANDING

Carpet flooring, radiator, loft access hatch.

BEDROOM ONE

12' 7" x 10' 5" (3.83m x 3.17m)

Window to rear aspect, carpet flooring, centre light, radiator, built-in wardrobe.

EN-SUITE

5' 7" x 5' 2" (1.70m x 1.57m)

Obscured window to rear aspect, vinyl flooring, centre light, radiator, combination vanity unit, shower enclosure

BEDROOM TWO

11' 9" x 8' 10" (3.58m x 2.69m)

Window to rear aspect, vinyl flooring, centre light, radiator.

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BEDROOM THREE

11' 6" x 10' 9" (3.50m x 3.27m)

Window to front aspect, carpet flooring, centre light, radiator, built-in wardrobe.

BEDROOM FOUR

9' 6" x 8' 8" (2.89m x 2.64m)

Window to front aspect, carpet flooring, centre light, radiator.

FAMILY BATHROOM

6' 10" x 6' 9" (2.08m x 2.06m)

Obscured window to side aspect, vinyl flooring, centre light, radiator. Panelled bath with shower over, combination vanity unit, partially tiled walls.

EXTERIOR

FRONT

Garage with off road parking at front and side.

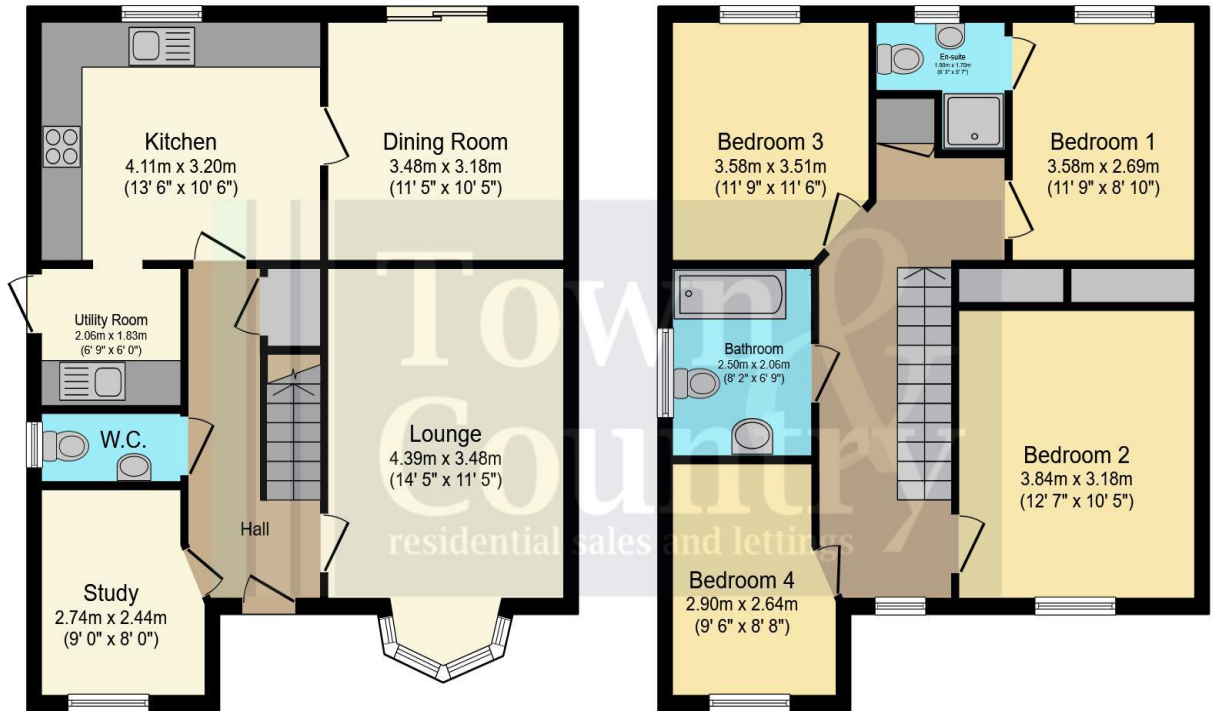
REAR

Patio, laid to lawn, oil storage tank.









Ground Floor

Floor area 63.3 sq.m. (681 sq.ft.)

First Floor

Floor area 62.1 sq.m. (669 sq.ft.)

Total floor area: 125.4 sq.m. (1,350 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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