

**Frating Road, Great Bromley
CO7 7JJ
Guide Price £500,000 Freehold**

Town & Country
residential sales and lettings



Floor Plan
Floor area 110.9 sq.m. (1,193 sq.ft.)

Annexe
Floor area 21.2 sq.m. (228 sq.ft.)

Outbuilding
Floor area 35.4 sq.m. (381 sq.ft.)

Total floor area: 167.4 sq.m. (1,802 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.co.uk

**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **LARGE PLOT - 3/4 BEDROOM DETACHED BUNGALOW**
- **RECEPTION ROOM WITH LOG BURNER**
- **BEAUTIFUL KITCHEN WITH RANGE STYLE COOKER**
- **ROLL TOP BATHROOM SUITE PLUS EN-SUITE**
- *****23FT DETACHED SELF CONTAINED STUDIO ANNEXE*****
- **29FT WORKSHOP/HOME OFFICE & 19FT OUTBUILDING**
- **SOUTH FACING MANICURED LAWNS**
- **GARAGE AND LOTS OF PARKING**
- **GREATLY IMPROVED BY THE PRESENT OWNERS**
- **LEAFY RURAL, YET CONVENIENT LOCATION MINUTES FROM MAJOR ROAD LINKS & STATION**

IMPRESSIVE FOUR BEDROOM DETACHED BUNGALOW WHICH INCLUDES

****A ONE BEDROOM SELF CONTAINED INDEPENDENT ANNEXE****

PRESENTED IN SHOW HOME CONDITION - VERSATILE LIVING SPACE & HUGE HOME OFFICE POTENTIAL WITH WORKSHOP

A rural retreat yet located just a short drive to the A120 major road link and Great Bentley Train Station - Set on the edge of the popular leafy village of Great Bromley, we invite you into this stunning bungalow with a homely yet modern feel which has been GREATLY IMPROVED BY ITS CURRENT OWNERS.

On approach you are welcomed by the deep frontage of the private drive providing parking for many vehicles - Upon entering the property you will note the attention to detail with the Flag Stone and solid oak flooring with complimenting solid oak doors - beautiful in design and finish. A hotel style luxury bathroom with Clawfoot roll top bath and a crisp white suite adds a touch of luxury - the lounge, complete with log burner, offers a bright and spacious feel with French doors leading onto the landscaped rear garden and the beautifully designed and appointed kitchen, with island and granite worktops, is a real show stopper and equipped with Range Style cooker and integrated appliances. The option to utilise if required, the integral garage to provide additional living space could easily be achieved.

The outside of this beautiful home is enviable enjoying a SOUTH FACING position with a patio area, expansive manicured lawns which have been lovingly nurtured, are neatly divided by wooden open fencing and a shady pergola area perfect for entertaining. To the side aspect you will find two large connected buildings currently used for workshop/storage - which would easily convert to a sizeable HOME OFFICE - THE SELF-CONTAINED STUDIO ANNEXE with its own private decking and garden area is a real compliment to the bungalow and is of particular note with an independent boiler, kitchenette, shower room and bedroom/lounge area.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE/DINER

25' 0" x 12' 1" (7.61m x 3.68m)

KITCHEN

14' 2" x 13' 4" (4.31m x 4.06m)

BEDROOM ONE

11' 6" x 9' 5" (3.50m x 2.87m)

EN-SUITE

8' 4" x 3' 10" (2.54m x 1.17m)

BEDROOM TWO

12' 5" x 8' 1" (3.78m x 2.46m)

BEDROOM THREE

10' 0" x 7' 2" (3.05m x 2.18m)

BATHROOM

9' 1" x 6' 2" (2.77m x 1.88m)



HOME OFFICE/WORKSHOP

29' 7" x 7' 9" (9.01m x 2.36m)

FURTHER OUTBUILDINGS

19' 0" x 7' 3" (5.79m x 2.21m)

SELF CONTAINED STUDIO ANNEXE

23' 0" x 9' 11" (7.01m x 3.02m)

GARAGE









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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