

**Mannings Road, Frating
CO7 7FQ
£325,000 Freehold**





- **THREE BEDROOM CONTEMPORARY FAMILY HOME**
- **KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES**
- **UTILITY AND CLOAKROOM**
- **FAMILY LOUNGE**
- **GOOD SIZED GARDEN WITH PATIO**
- **DRIVEWAY PARKING**
- **REMAINING NHBC WARRANTY**
- **IDEAL ACCESS FOR MAJOR ROAD ROUTES/SCHOOLS/BUS**
- **NO CHAIN**

CONTEMPORARY FAMILY HOME IN SOUGHT AFTER VILLAGE

Welcome to this brilliantly located family home nestled amongst similar properties in the well requested village of Frating with its easy access to major road and rail links, bus routes and both Primary and Senior Schools.

A really good sized house with plenty of room for the whole family to enjoy.

On the ground floor a large kitchen/breakfast room serves a busy family life well, along with a handy utility and cloakroom and a bright and airy lounge with patio doors to the garden. On the first floor are three generous sized bedrooms along with a family bathroom. The principal bedroom enjoys a dressing area and En-suite shower room.

A south facing garden and driveway parking to the side completes this sizeable home.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, spacious hallway with storage cupboard. Stairs to first floor landing.

LOUNGE

19' 3" x 11' 0" (5.86m x 3.35m)

Bright and airy with French doors to the rear garden and window to front aspect.

KITCHEN/DINER

20' 0" x 10' 0" (6.09m x 3.05m)

French doors to the rear garden, window to front aspect. Full range of modern gloss handleless wall and base units with complimenting worktops. Integrated fridge/freezer and dishwasher. Induction hob, stainless steel sink with mixer tap. Open plan to dining area.

CLOAKROOM

Low level WC and wash hand basin.



FIRST FLOOR LANDING

Doors to:

PRINCIPAL BEDROOM

16' 3" x 11' 8" (4.95m x 3.55m)

Window to front aspect, spacious room with double wardrobes creating a dressing area. Door to:

EN-SUITE SHOWER ROOM

Obscured window to rear aspect. Shower enclosure, low level WC and wash hand basin.

BEDROOM TWO

13' 0" x 12' 5" (3.96m x 3.78m)

Window to rear aspect overlooking the garden.

BEDROOM THREE

12' 5" x 7' 0" (3.78m x 2.13m)

Window to front aspect, wardrobe.

FAMILY BATHROOM

Window to rear aspect. Panelled bath with overhead shower, low level WC and wash hand basin.

EXTERIOR

FRONT

Grass to front with pathway and retaining border shrubbery leading to entrance door. Off street parking.

REAR

Lawned garden with patio area and privacy fencing.





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area: 121.8 sq.m. (1,311 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

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