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









- THREE BEDROOM CONTEMPORARY FAMILY HOME
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- UITLITY 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.

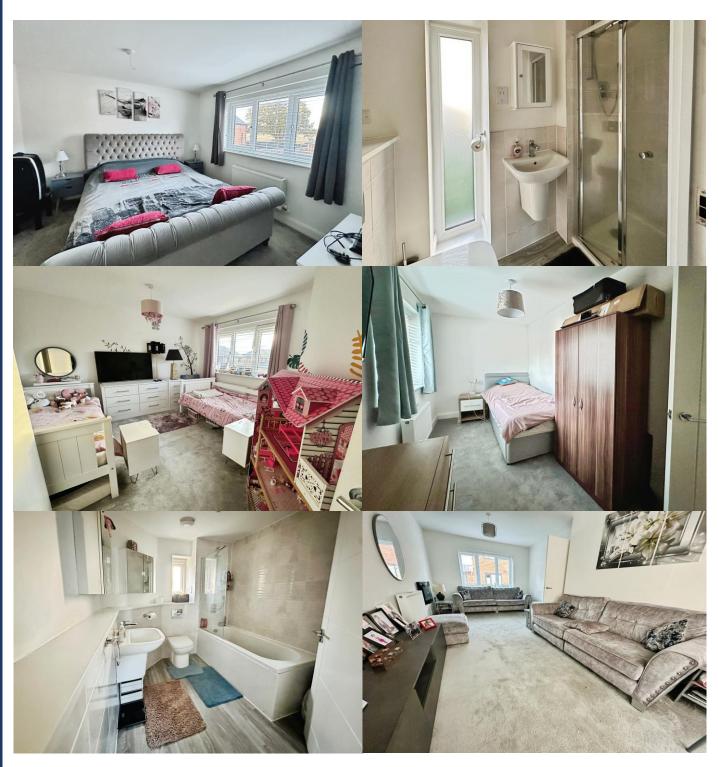
# **EXTERIOR**

**FRONT** 

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

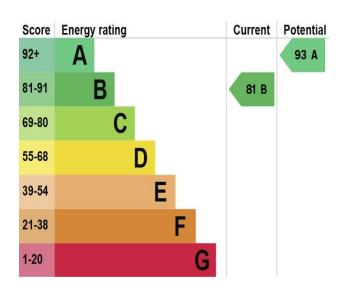
Lawned garden with patio area and privacy fencing.



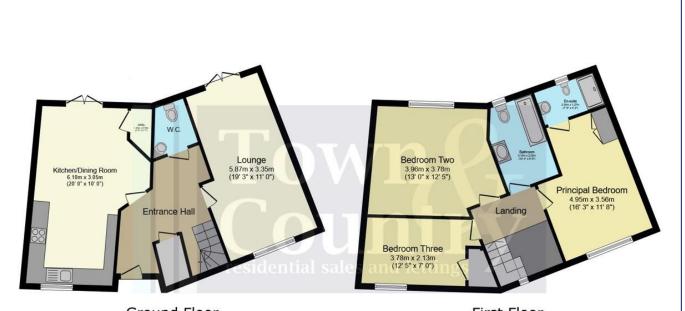












Ground Floor Floor area 60.4 sq.m. (650 sq.ft.) Floor area 61.3 sq.m. (660 sq.ft.)

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

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