

Tartan Close, Frating
CO7 7FT
Offers in Excess of £385,000 Freehold

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- DETACHED MODERN HOME
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- 22FT KITCHEN/DINER WITH APPLIANCES
- FRENCH DOORS TO GARDEN
- CLOAKROOM
- GENEROUS GARDEN
- GARAGE & DRIVEWAY
- ACCESS TO A133/A120 & ONWARDS TO A12
- WELL MAINTAINED & WELL PLANNED

**** A WELL PRESENTED AND WELL PLANNED MODERN FAMILY HOME ON THIS POPULAR DEVELOPMENT IN FRATING****

This truly exceptional property was constructed only approximately five years ago. Whilst it was constructed with all the everyday family needs, it has been further improved with a change to the ground floor layout and just a couple of years ago and improved kitchen/diner, ideal now for entertaining guests or catering for day to day life.

The property is light and airy and is set out over two floors with the ground floor consisting of entrance hallway, living room, kitchen/diner (with open plan utility area) and a cloakroom. The first floor leads from the landing with three good sized bedrooms (with an En-suite shower room) and family bathroom.

Outside the front garden is bordered by a stockade style fence whilst a block paved driveway (with ample parking) gives access to the garage. The garage has been divided into two areas, the first forming a potential office/gym and the second has been set out for storage. The rear garden is generous and ideal for barbeques and entertaining.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

12' 6" x 8' 3" (3.81m x 2.51m)

Composite entrance door, built-in cloaks cupboard. Stair flight to first floor landing, built-in cupboard under stairs (with water system). Wood laminate flooring, radiator.

LIVING ROOM

13' 10" x 12' 7" (4.21m x 3.83m)

Double glazed window to front elevation, radiator.

KITCHEN/DINER

22' 4" x 10' 7" (6.80m x 3.22m)

Two double glazed windows to rear elevation, double glazed picture window to rear elevation, double glazed French doors to garden. Sink unit inset to work top with filter tap with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops, wall mounted matching cupboards. Integrated dishwasher and integrated fridge/freezer. Filter hood over an induction hob, built-in electric oven with combination microwave to tall standing storage unit. Further sink unit with mixer tap inset to work top with cupboard under. Space for washing machine. Wood laminate flooring, radiators.

CLOAKROOM

4' 8" x 3' 5" (1.42m x 1.04m)

Extractor fan, recessed lighting. Double glazed frosted window to side elevation. Low level WC with concealed cistern and wash hand basin with mixer tap. Tiled splash backs, wood laminate flooring, radiator.

FIRST FLOOR LANDING

Access to loft space, double glazed window to side elevation.

BEDROOM ONE

12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed window to front elevation. Double built-in wardrobe cupboard, radiator.

EN-SUITE SHOWER ROOM

9' 2" x 2' 11" (2.79m x 0.89m)

Double glazed frosted window to front elevation. Extractor fan, recessed lighting. Low level WC with concealed cistern, wash hand basin with mixer tap and corner shower with shower unit with folding screen door. Shaver socket, tiled splash backs and tiled flooring, heated towel radiator.

BEDROOM TWO

13' 8" x 10' 10" (4.16m x 3.30m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

10' 10" x 8' 3" (3.30m x 2.51m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m)

Extractor fan, double glazed frosted window to front elevation. Low level WC with concealed cistern, wash hand basin with mixer tap and panel bath with mixer tap shower spray and shower screen. Tiled splash back, tiled flooring, heated towel radiator.

FRONT GARDEN

Lawned area behind a stockade style low fence with paved pathway to front door and block paved driveway to garage.

REAR GARDEN

Generous in size with paved patio area and lawned garden. Outside power, water tap, fenced, paved pathway.

GARAGE/OFFICE/GYM/STORAGE

The garage is currently been divided into two areas:- Office/Gym: 14'2 x 11'4: Recessed lighting, personal door to garden, access to storage area. Storage Area: 11'7 x 9'8: Up and over door, access to office/Gym.

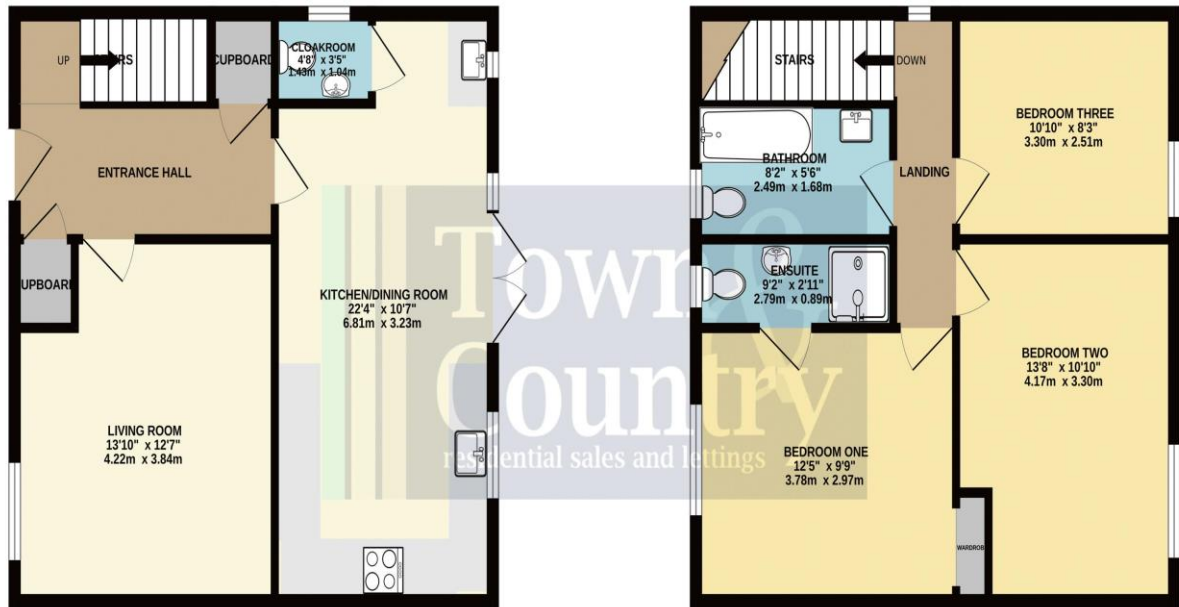






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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