



Frating Road, Great Bromley
Guide Price £550,000

Property Overview

A rare opportunity to purchase a heavily extended three-bedroom semi-detached home situated in the ever-popular village of Great Bromley, offering excellent family accommodation together with the highly desirable benefit of an additional meadow extending to approximately 0.5 of an acre (sts).

The property opens into an entrance hallway with access to a cosy front-facing snug. There is also a generous formal living room. To the rear is the impressive open-plan family space, created as part of the substantial extension and providing a fantastic area for both everyday family life and entertaining.

The well-appointed kitchen features attractive Shaker-style units, oak worktops and a stunning central island, opening directly into the family room. This excellent space benefits from a roof lantern and bi-folding doors opening onto the rear garden and patio, creating a superb connection between the house and garden.

Upstairs are three bedrooms and a family bathroom.

Outside, the enclosed rear garden has been recently landscaped with a good-sized lawn and patio area. A private gate from the garden provides direct access into the adjoining 0.5-acre meadow (sts), offering a fantastic additional area with numerous potential uses, including recreation, a children's play area or potentially keeping small animals, subject to any necessary consents. The meadow also benefits from a useful cabin with lighting and solar panels.

The property further benefits from driveway parking to the front and side, together with generous side access.

Offering substantial living accommodation, an impressive open-plan extension and the rare





- BEING SOLD WITH AN ADJOINING 0.5 ACRE MEADOW (STS)
- EXTENDED HOME
- KITCHEN WITH FEATURE CENTRAL ISLAND
- STUNNING FAMILY ROOM WITH BI-FOLDING DOORS
- DRIVEWAY PARKING
- FIRST FLOOR BATHROOM & GROUND FLOOR CLOAKROOM
- SOUTH-WEST FACING ENCLOSED REAR GARDEN
- AIR CONDITIONING TO THE FAMILY ROOM
- GUIDE PRICE £550,000 - £575,000



Property Setting:

Great Bromley is a highly regarded village offering an appealing blend of countryside charm and everyday convenience, set to the north-east of Colchester and within easy reach of the Tendring Peninsula's coastline. Surrounded by attractive open farmland and well-regarded rural walks, the village enjoys a peaceful setting whilst remaining well placed for access to wider amenities and transport links.

The village itself supports a strong sense of community and offers a range of local amenities including a primary school, village hall, public house and parish church, making it particularly attractive to families and those seeking a more relaxed pace of life. For broader day-to-day facilities, the nearby villages and market towns, together with Colchester, provide an extensive range of shopping, schooling and leisure opportunities. Well positioned for convenient access towards Colchester, Manningtree and the A120, with mainline rail services available from both Colchester and Manningtree providing links to London Liverpool Street. The surrounding area is also well placed for enjoying the nearby Essex coastline, with destinations such as Frinton, Walton and Mersea all within comfortable reach.

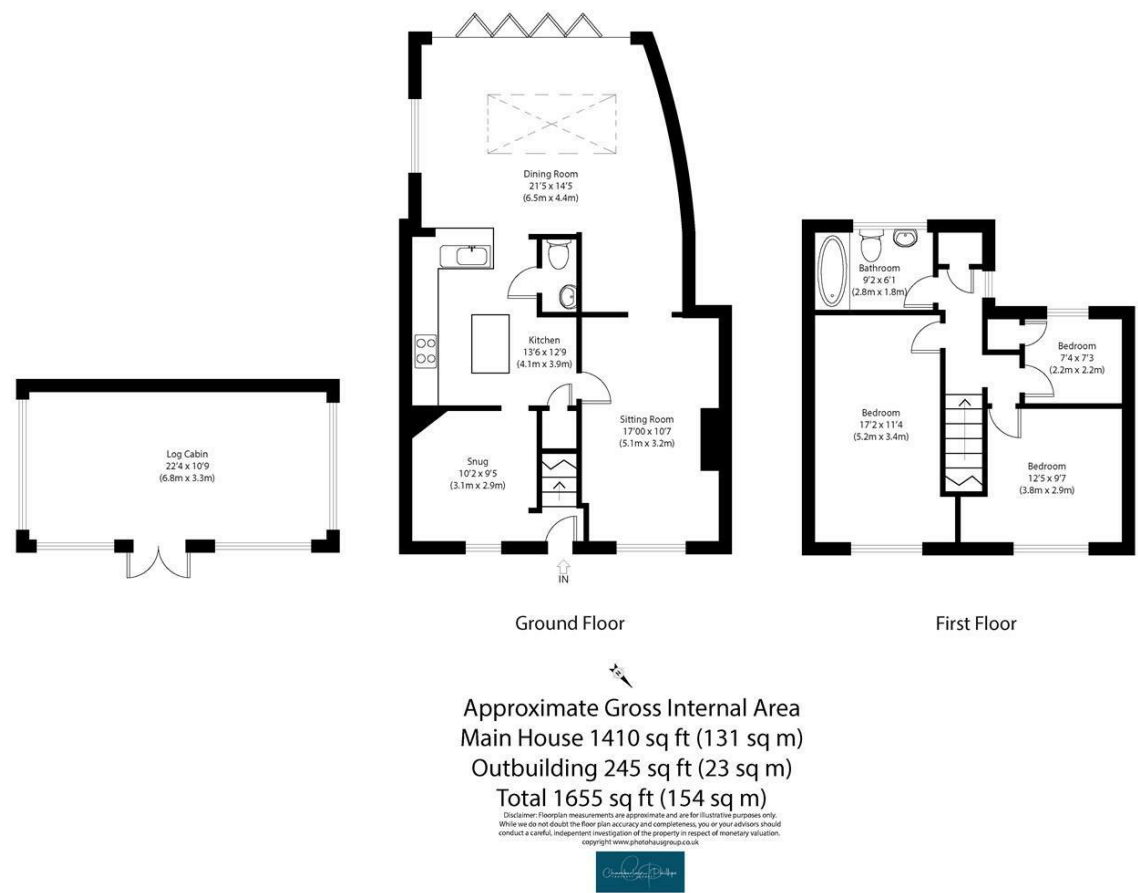
Combining a traditional village atmosphere with accessibility to both town and coast, Great Bromley remains a sought-after location for buyers looking to enjoy a semi-rural lifestyle without feeling isolated.

Important Information:

Tenure - Freehold
Council Tax Band - C
Services - Mains Electric, Mains Water & Drainage / Oil heating
Heating - Oil fired radiators
Mobile Coverage: EE - 85% / Three - 82% / o2 - 75% / Vodafone - 74% (via Ofcom)
Broadband Availability: Ultrafast broadband is available at this address (via Ofcom)
Additional Land: The property includes approximately 0.5 acres of adjoining land. The land is subject to an overage/uplift provision, which may become payable should planning permission be obtained and development take place.



Floor Plan



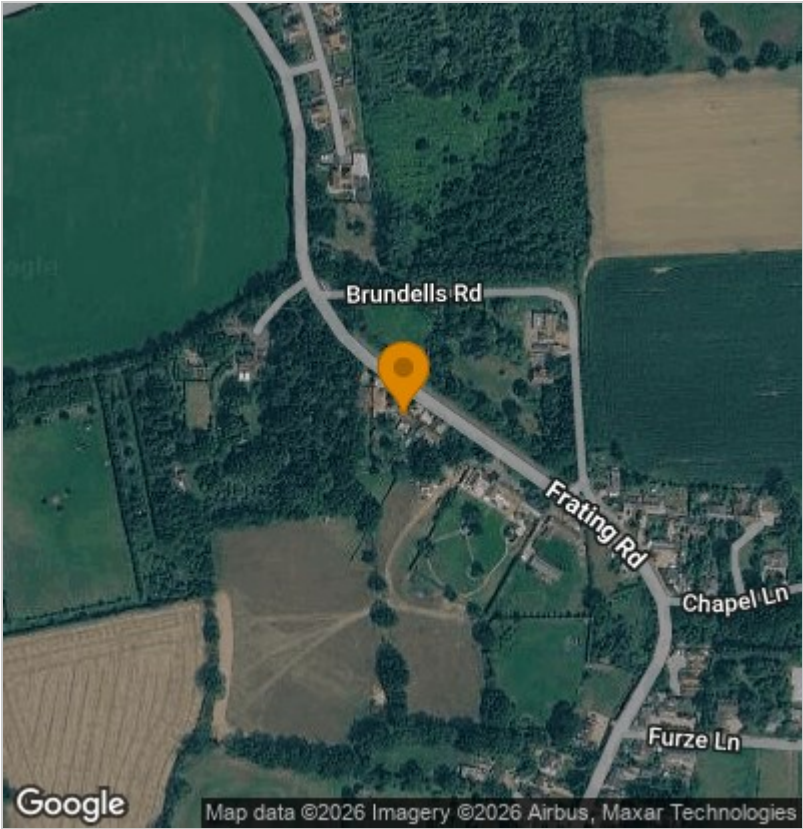
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

