Bromley Road, Frating
CO7 7DP
Guide Price £500,000 Freehold

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- **VILLAGE LOCATION**
- **DETACHED CHALET BUNGALOW**
- **FIVE BEDROOMS**
- **OPEN PLAN LIVING/DINING/KITCHEN AREA**
- **GROUND FLOOR BATHROOM AND EN-SUITE TO BEDROOM ONE**
- **UTILITY ROOM & FIRST FLOOR CLOAKROOM OFF BEDROOM TWO**
- **AMPLE OFF ROAD PARKING**
- **GARDEN STUDIO**
- **WELL PRESENTED THROUGHOUT**
- **ACCESS TO A120/133/A12 AND COLCHESTER**

A TRULY VERSATILE IMMACULATE FIVE BEDROOM DETACHED CHALET BUNGALOW LOCATED IN THIS ESTABLISHED NO-ESTATE POSITION

Set back from the road this deceptively spacious property has been kept in exemplary order throughout by the current owners.

The ground floor is accessed by a long hallway with doors giving access to three ground floor bedrooms, served by a four piece bathroom. Opposite is a utility room with amble shelving/storage space and to the end of the hallway, access to an impressive living/dining/kitchen area, with a feature freestanding wood burner, Bi-folding doors to the garden and modern fitted kitchen with appliances, all set up for those family gatherings or entertaining friends.

A staircase to the rear of this room rises to the first floor landing with walk-in storage cupboard and doors to two bedrooms. The principal bedroom is of excellent size with Velux windows flooding the room with light and an En-suite shower room provides the modern touch. A second double bedroom is just across the landing and also has a cloakroom (ideal for guests).

Outside the front garden is open plan with more than ample parking via a block paved driveway.

The rear garden extends to approximately 52ft. Outside barbecue area and sink hot/cold water and electrics. There is also a feature garden room/studio for those lazy Sunday afternoons.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed frosted entrance door, two small double glazed windows providing light, wood laminate flooring, radiator.

LIVING/DINING/KITCHEN

27' 11'' x 24' 2'' (8.50m x 7.36m)

Two feature wall radiators, stair flight to first floor landing, freestanding wood burner on tiled hearth, Bi folding doors to rear garden, wood laminate flooring. Open plan to kitchen area: Twin bowl sink unit with flexi hose tap inset Granite worktop with cupboards under. Range of floor standing gloss fronted cupboards, drawers and units with adjacent Granite worktops and wall mounted matching cupboards. Integrated dishwasher, stainless steel filter hood over a built in Neff halogen five ring hob, built-in Neff double oven and grill and integrated wine cooler. Further tall standing units with alcove for American style fridge/freezer, matching flooring.

UTILITY ROOM

9' 10'' x 4' 10'' (2.99m x 1.47m)

Space for tumble dryer and space for washing machine. Tiled flooring, radiator and courtesy light.

BEDROOM THREE

12' 10'' x 9' 5'' (3.91m x 2.87m)

Double glazed window to side elevation, flooring to ceiling wardrobes, radiator.

BEDROOM FOUR

9' 11'' x 9' 2'' (3.02m x 2.79m)

Double glazed bow style window to front elevation, radiator.

BEDROOM FIVE

9' 11'' x 9' 2'' (3.02m x 2.79m)

Double glazed bow style window to front elevation, radiator.




GROUND FLOOR FAMILY BATHROOM

8' 6'' x 6' 2'' (2.59m x 1.88m)

Recessed lighting, extractor fan, double glazed frosted window to side elevation. Low level WC, wash hand basin with mixer tap and vanity cupboard under, panel bath with mixer tap shower spray and oversized shower cubicle with shower unit and shower screen. Tiled walls, tiled flooring, heated towel radiator.

FIRST FLOOR LANDING

Double glazed Velux style window to side elevation, radiator. Walk-in storage cupboard.

BEDROOM ONE

17' 7'' x 13' 10'' (5.36m x 4.21m)

Two double glazed Velux style windows to side elevation, double glazed window to rear elevation, built-in wardrobe cupboards, radiator.

EN-SUITE SHOWER ROOM

11' 0'' x 7' 2'' (3.35m x 2.18m)

Recessed lighting, extractor fan. Low level WC, wash hand basin with mixer tap and vanity cupboard under and built-in shower cubicle with shower unit and folding screen. Tiled walls, tiled flooring, heated towel radiator.

BEDROOM TWO

16' 5'' x 12' 0'' (5.00m x 3.65m)

Two double glazed Velux windows to side elevation, double glazed window to front elevation, built-in wardrobes/storage cupboards, radiator.

EN-SUITE CLOAKROOM

Recessed lighting, extractor fan. Low level WC with concealed cistern and wash hand basin with mixer tap and vanity cupboard under. Part tiled walls, tiled flooring, heated towel radiator.

FRONT GARDEN

Open plan with block paved driveway providing ample off road parking, central stone border, side access.

REAR GARDEN

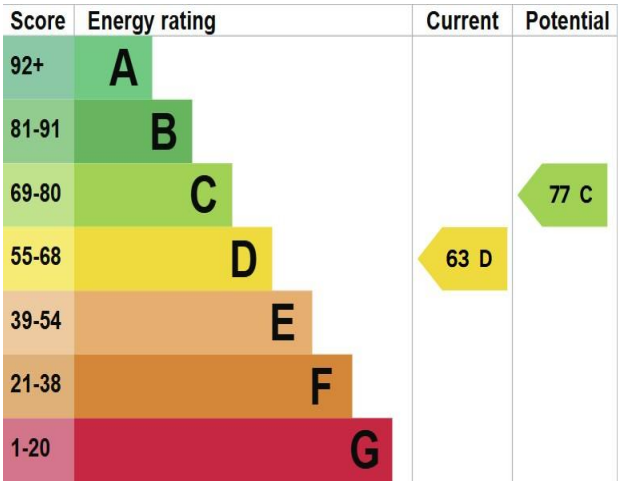
Extending to approximately 52ft, paved patio areas, lawned garden with flower beds. Outside barbecue area and sink hot/cold water and electrics. Outside water tap for hose, power. Side access to one side and access to:- Garden Room/Studio: 19'2 x 8'8: Two double glazed windows to garden, double glazed French doors to garden, power and lighting connected.

AGENT'S NOTES

The seller has informed us the following:

New carpets fitted in bedrooms 1,2,4 and 5, landing and stairs in September 2026 By Tapi Carpets.

Front door and windows throughout (excluding Bi-Fold door) fitted in 2021 by First Windows and Doors.



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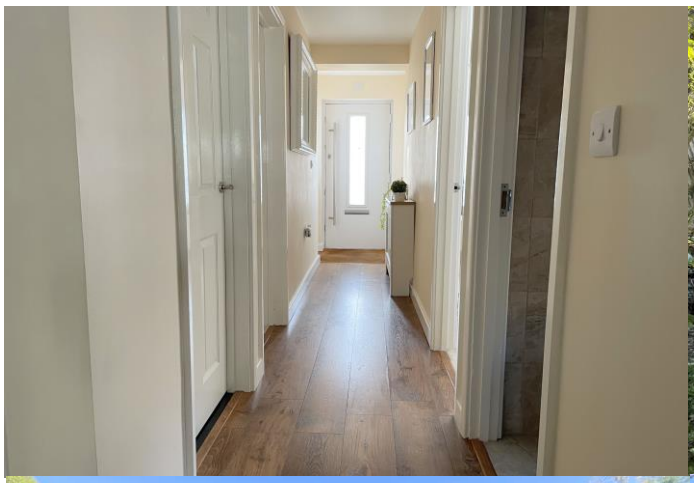







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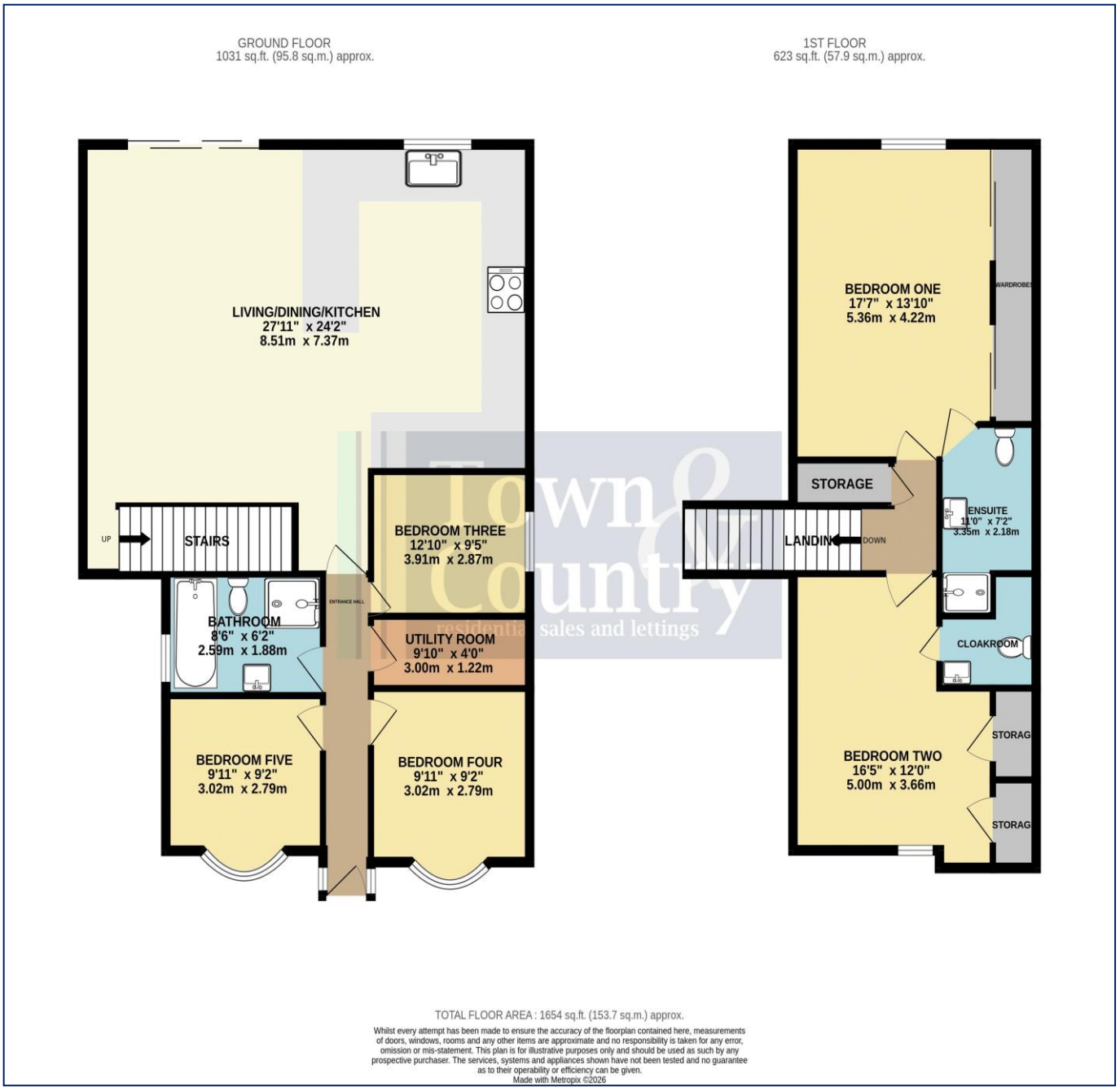







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