



Frating Road, Ardleigh  
Guide Price - £425,000 - £450,000



## Frating Road

Nestled in the tranquil embrace of the Essex countryside, this delightful detached home presents an idyllic retreat for families and those seeking to downsize without compromising on space or comfort. Its charming chalet style exudes a warm and inviting atmosphere, set against a backdrop of scenic beauty on the outskirts of the much-coveted village of Ardleigh.

Upon entering, the central hallway ushers you into a well-arranged interior, with two cosy bedrooms to the left, while to the right, the spacious living room, currently appointed as the main bedroom, offers a flexible space to meet your lifestyle needs. The heart of the home is the generous kitchen dining room, complete with double doors that open onto a lush rear garden, providing a serene view of the fields beyond and the perfect setting for alfresco dining and family enjoyment. A handy utility room adds practicality to this family abode, while the family bathroom features both a bath and separate shower to cater to all preferences.

The staircase leads to the first floor where two additional rooms await, versatile enough to serve as a quiet office, snug or dedicated hobby area.

Outside, a generous driveway affords ample parking for multiple vehicles, adding to the convenience of this rural haven. This property is a stone's throw from Manningtree and Colchester, ensuring all the benefits of countryside living without sacrificing accessibility.







- THREE/FOUR BEDROOM DETACHED BUNGALOW
- SET OVER TWO FLOORS
- KITCHEN DINING ROOM
- GOOD SIZE REAR GARDEN
- DRIVEWAY PARKING
- GUIDE PRICE £400,000-£425,000

Convenience is never far away, as Ardleigh boasts a range of amenities intended to make day-to-day life a breeze. A local corner shop ensures you have your essentials within easy reach, opening its doors until 10:00 pm for your convenience. A highly regarded primary school within the village nurtures young minds, complemented by a reliable post office, doctors surgery, and a delightful Chinese takeaway restaurant. Additionally, The Wooden Fender, a popular eatery and pub, offers a warm, convivial atmosphere for dining and socialising.



For those inclined towards a nautical pursuit, Ardleigh Sailing Club, situated on a sprawling 136-acre water haven, extends a warm invitation. An established and friendly club, it provides unparalleled facilities for racing, training, or simply cruising, making it an ideal spot to embrace the joys of sailing.



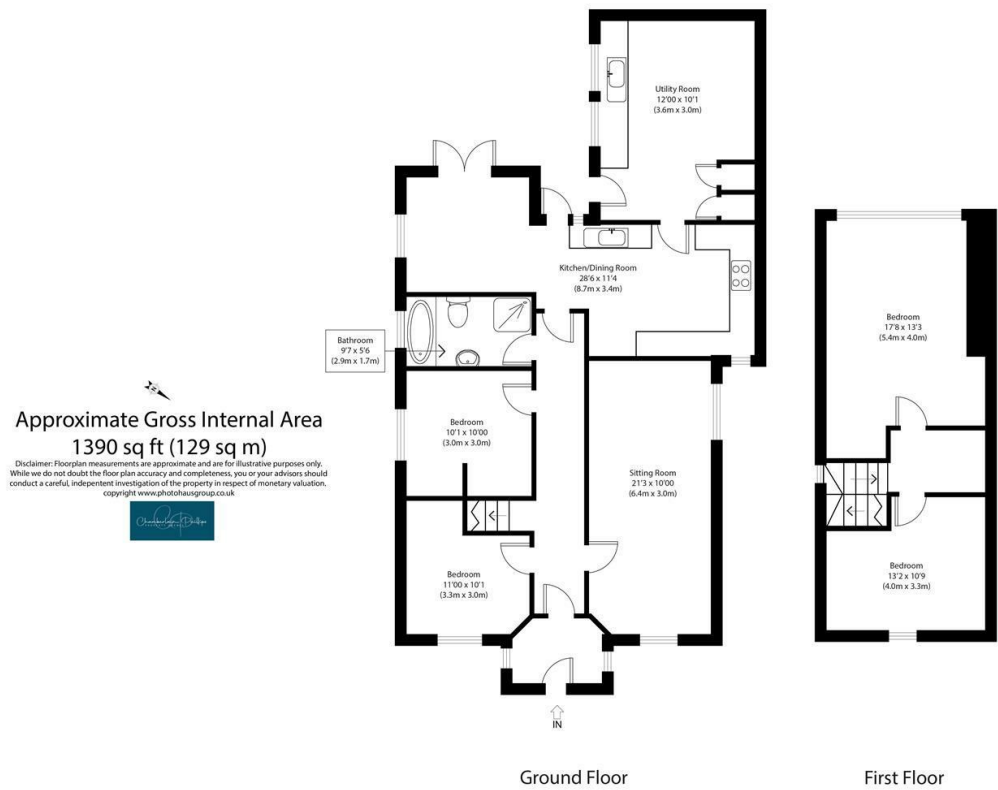
For a change of scene, the idyllic medieval village of Dedham beckons, a mere 2.7 miles away. A fascinating assortment of restaurants, local shops, and amenities heighten your quality of life, while delightful strolls along the banks of the River Stour endorse a peaceful backdrop. For ease of travel, nearby railway stations can be found in the welcoming towns of Manningtree and Colchester, approximately 4.4 and 4.9 miles away, respectively. Colchester itself presents a notable array of shops, restaurants, social facilities, and esteemed schools, most notably the esteemed Colchester Royal Grammar School.

Agents Notes:  
 Tenure - Freehold  
 Council Tax Band - D  
 Services - Mains Electric, Mains Water & Drainage  
 Heating - Radiators via oil boiler  
 Mobile Coverage Indoor: All networks are available  
 Broadband: Ultrafast broadband is available at this address

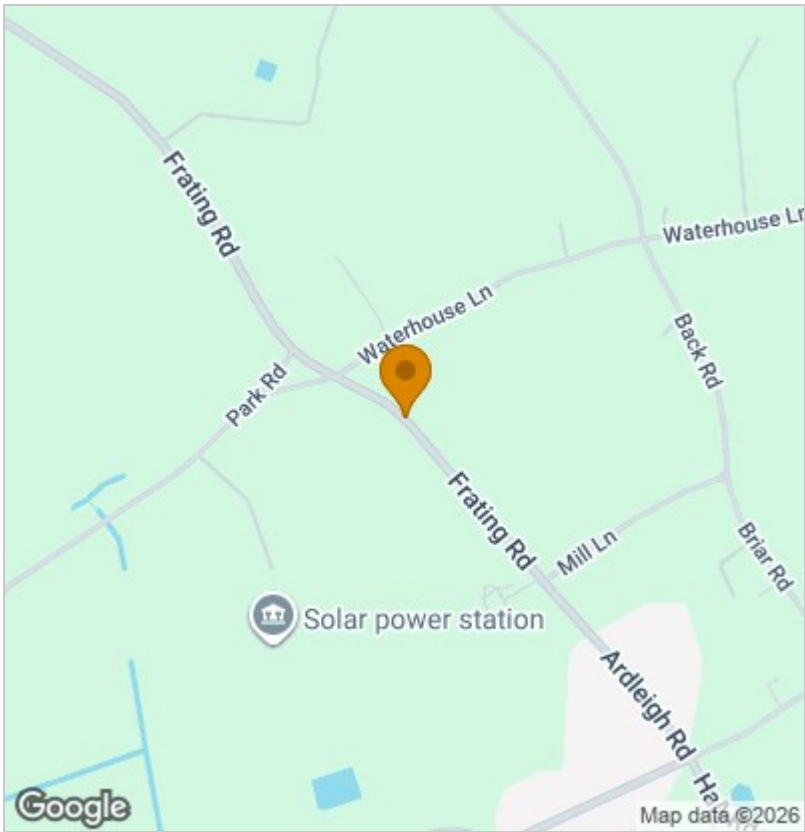




Floor Plan



Area Map



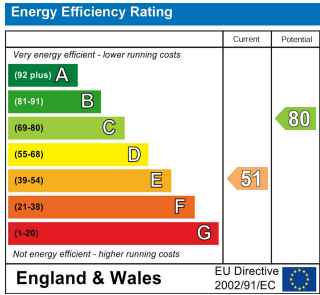
Viewing

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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Energy Efficiency Graph



Council Tax Band - D  
Tenure - Freehold