



## Plot 1 Holly Farm, Main Road, Frating, Colchester, CO7 7DJ

**Asking Price: £550,000** Subject to Contract - Freehold

Holly Farm is a brand new development of just three, 3 bedroom detached bungalows. Set in a cul-de-sac location and having large southerly facing gardens, these exquisite homes are currently under construction with completion forecast for Spring 2026.

- Cul-de-sac location
- Popular village setting
- large south facing garden
- Utility and ensuite
- Garage & driveway
- Flooring throughout
- Air source heat pump
- Underfloor heating throughout
- Electric vehicle charger
- Fibre broadband to the door





Plot 1 Holly Farm benefits from flooring throughout and underfloor heating fired by air source heat pump. Accommodation comprises;

Entrance hallway giving access to all rooms and having a convenient storage cupboard. The generous open-plan kitchen/dining room, measuring 19ft 6 x 16ft 10, is found to the rear of the home and is ideal for entertaining, boasting two sets of bi-fold doors leading to the garden which flood the space with an abundance of natural light. The integrated kitchen has quartz worktops, an array of Neff appliances and a family size island, whilst the utility area offers an integrated washing machine and dryer.

Double doors lead into the separate sitting room which has a dual aspect and French doors to the garden.

All three bedrooms are generous double rooms, the master being dual aspect and measuring 14ft 3 x 11ft 1, with an additional large ensuite shower room. Bedrooms two and three are both serviced by an impressive four piece family bathroom with high end finishes, which completes the accommodation.

Externally, the property provides a garage, electric vehicle charger and ample driveway parking to the side and front. The enclosed sizeable rear garden is laid to lawn with a patio area.

The specification on offer at Holly Farm includes (but is not limited to): Flooring throughout, quartz worktops, Neff integrated appliances, oak style internal doors, fibre broadband provision, air source heat pumps, underfloor heating, turfed rear gardens, EV chargers, garages with electric doors.

### Important information

Council Tax Band - TBC

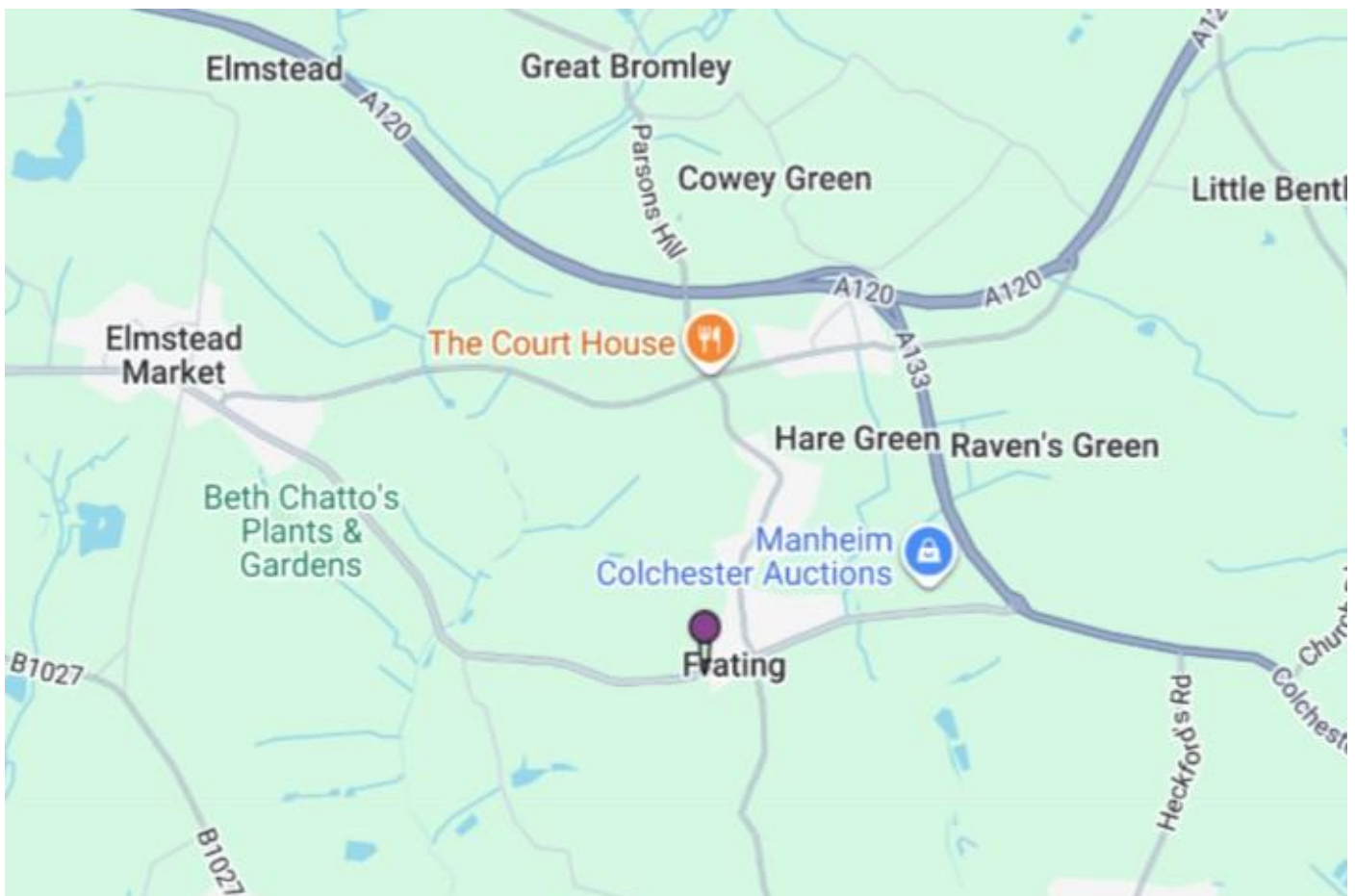
Services - We understand that mains water, drainage and electricity are connected to the property. Heating is via air source heat pump.

Tenure - Freehold

EPC rating – TBC

Management charge - Occupiers will be required to pay an annual management charge for the upkeep of communal areas. Fee amount and terms to be confirmed.

Agents note - Any CGI images are indicative of the finished product. Choices are subject to build stage and availability. Brick colours may vary.



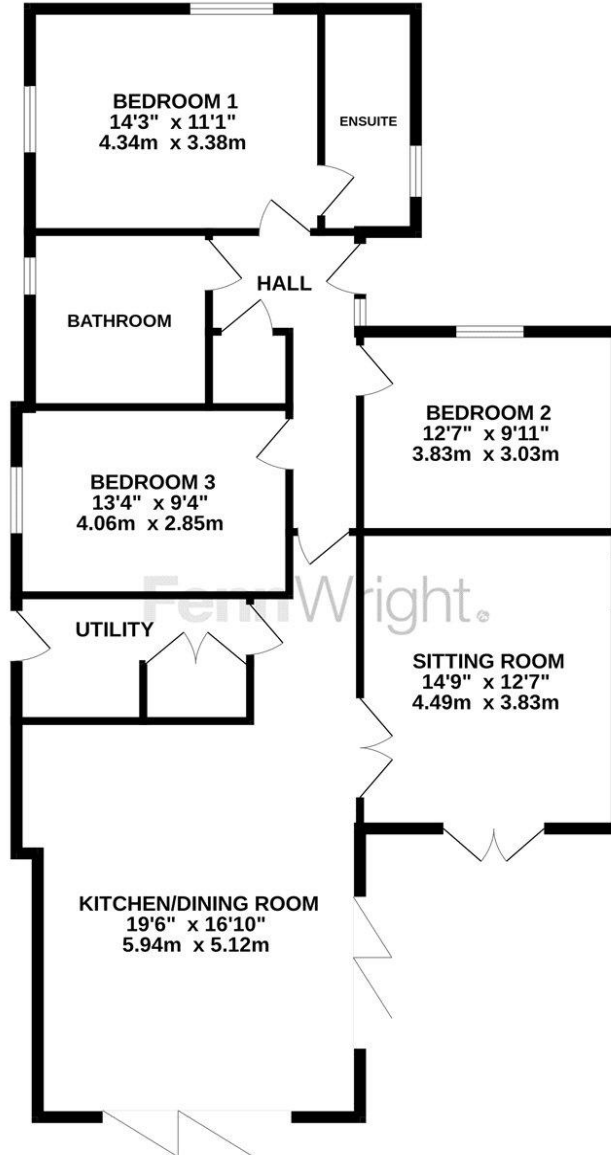
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**Plot 1 Holly Farm  
Main Road  
Frating CO7 7DJ**

**GROUND FLOOR**  
1239 sq.ft. (115.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.**

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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