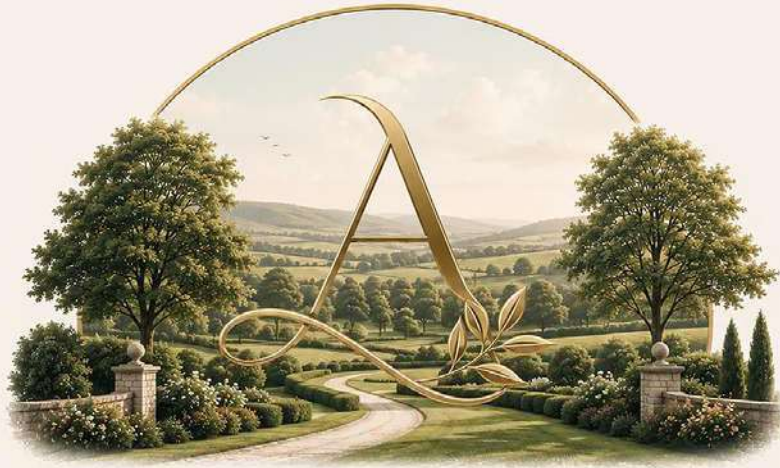




AVA
— G A R D E N S —
— —



Present an exclusive collection of
detached new homes in Frating, Essex

FennWright[®]

01206 763388

fennwright.co.uk

Boasting an innovative blend of traditional-style exteriors and beautifully appointed, cutting edge interiors – each home in this collection offers a exceptional opportunity within this desirable part of Essex.



Computer Generated Image is indicative only

A stunning collection of new houses offering versatility and functionality, as well as being finished to a very high level. Spacious and well planned, they are designed to meet and exceed the needs of today's lifestyles.

1

2

3

4

1

5 Bedroom House
Page 8

2

4 Bedroom House
Page 9

3

4 Bedroom House
Page 10

4

5 Bedroom House
Page 11

5

4 Bedroom House
Page 12

6

4 Bedroom House
Page 13

7

5 Bedroom House
Page 14

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown is indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Details are indicative and may vary. Purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.



Plot One.

A beautiful five bedroom detached house with garage and parking.



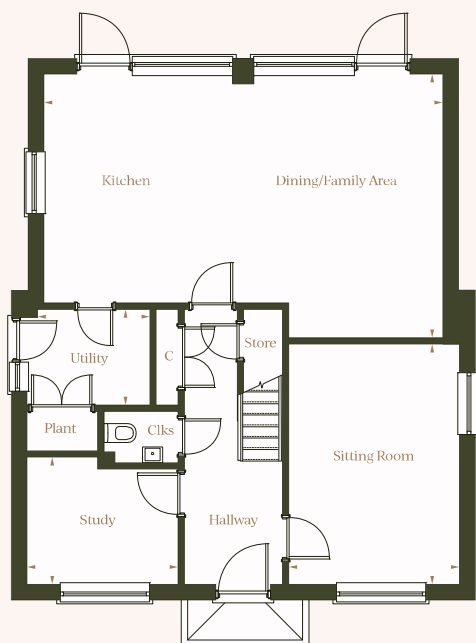
Five
Bedrooms



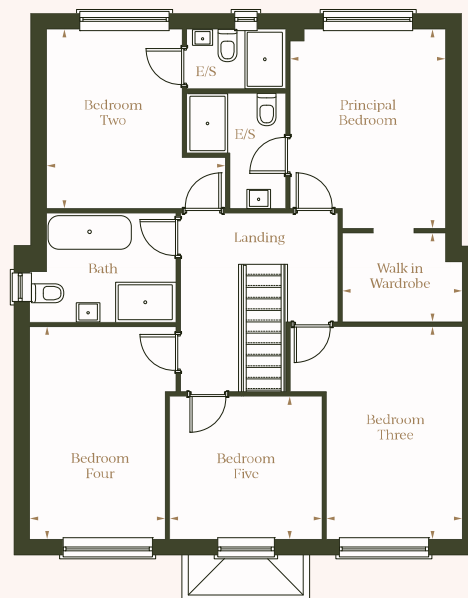
Three
Receptions



Three
Washrooms



Kitchen/Dining/Family	8.160m x 4.692m	26'9" x 15'5"
Sitting Room	4.917m x 3.497m	16'2" x 11'6"
Study	3.107m x 2.617m	10'2" x 8'7"
Utility Room	2.527m x 1.970m	8'3" x 6'6"



Principal Bedroom	4.077m x 3.192m	13'5" x 10'6"
Walk in Wardrobe	2.465m x 1.830m	8'1" x 6'0"
Bedroom Two	3.677m x 2.787m	12'1" x 9'2"
Bedroom Three	4.352m x 2.787m	14'3" x 9'2"
Bedroom Four	4.352m x 2.787m	14'3" x 9'2"
Bedroom Five	3.110m x 2.931m	10'2" x 9'7"

The illustrations are computer generated images and are for guidance purposes only. Materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary and all information shown is preliminary and for marketing guidance purposes only. Elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only. Please speak with our Sales Team for more detail.



Plot Three.

An outstanding four bedroom detached house with garage and parking.



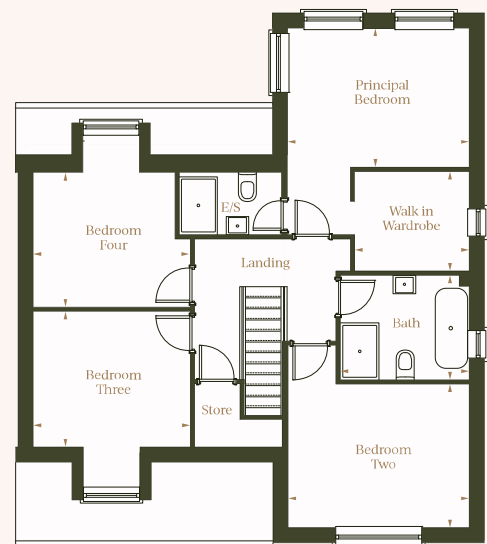
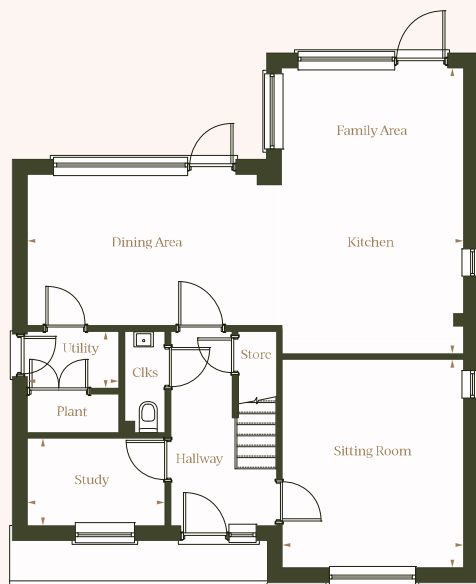
Five
Bedrooms



Three
Receptions



Two
Washrooms



Kitchen/Dining/Family	9.285m x 6.087m	30'6" x 20'0"
Sitting Room	4.447mx 3.877m	14'7" x 12'9"
Study	1.972m x 1.230m	6'6" x 4'0"
Utility Room	2.962m x 1.887m	9'9" x 6'2"

Principal Bedroom	3.877m x 2.987m	12'9" x 9'10"
Walk in Wardrobe	2.462m x 2.130m	8'1" x 7'0"
Bedroom Two	3.877m x 3.062m	12'9" x 10'1"
Bedroom Three	3.352m x 3.057m	11'0" x 10'0"
Bedroom Four	3.057m x 3.027m	10'0" x 9'11"

The illustrations are computer generated images and are for guidance purposes only. Materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary and all information shown is preliminary and for marketing guidance purposes only. Elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only. Please speak with our Sales Team for more detail.



Plot Five.

A welcoming four bedroom detached house with garage and parking.



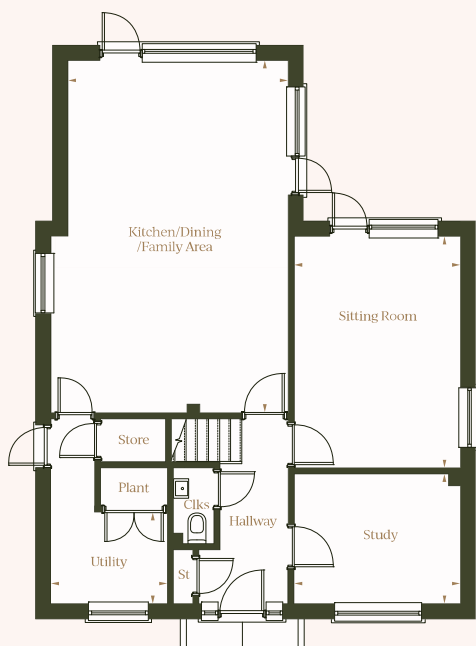
Four
Bedrooms



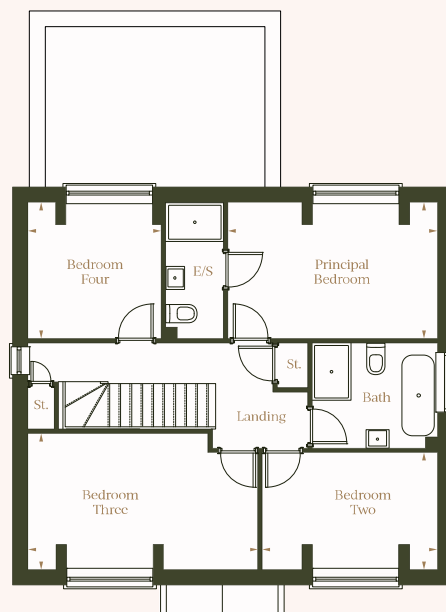
Three
Receptions



Two
Washrooms



Kitchen/Dining/Family	7.430 m x 5.002 m	24'5" x 16'5"
Sitting Room	4.877 m x 3.507 m	16'0" x 11'6"
Study	3.507 m x 2.732 m	11'6" x 9'0"
Utility Room	2.467 m x 1.932 m	8'1" x 6'4"



Principal Bedroom	4.417 m x 2.892 m	14'6" x 9'6"
Bedroom Two	4.837 m x 2.837 m	15'10" x 9'4"
Bedroom Three	3.697 m x 2.437 m	12'2" x 8'0"
Bedroom Four	2.892 m x 2.812 m	9'6" x 9'3"

The illustrations are computer generated images and are for guidance purposes only. Materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary and all information shown is preliminary and for marketing guidance purposes only. Elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only. Please speak with our Sales Team for more detail.



Plot Seven.

A beautiful five bedroom detached house with garage and parking.



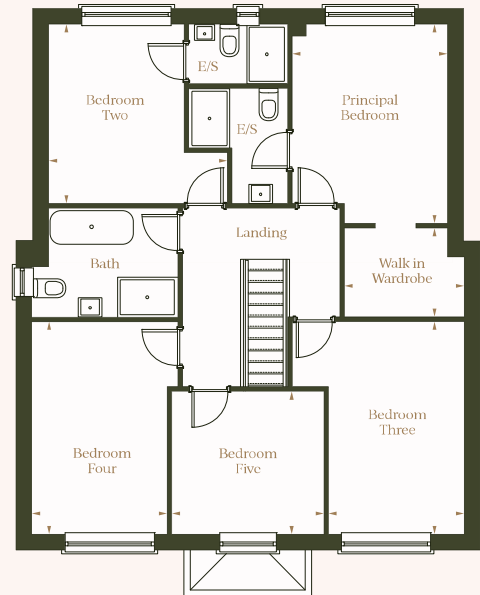
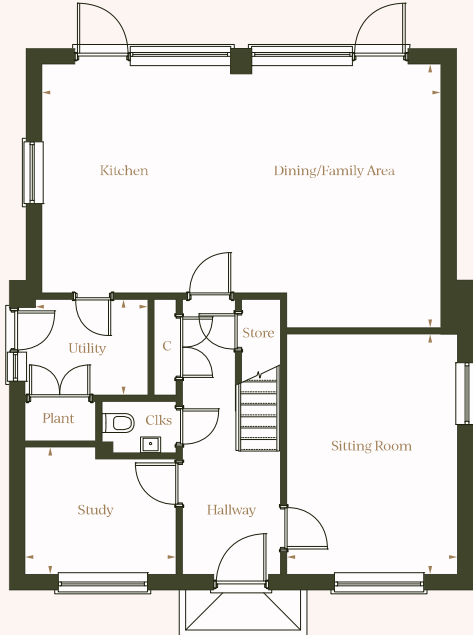
Five
Bedrooms



Three
Receptions



Three
Washrooms



Kitchen/Dining/Family	8.160 m x 4.692 m	26'9" x 15'5"
Sitting Room	4.917 m x 3.497 m	16'2" x 11'6"
Study	3.107 m x 2.617 m	10'2" x 8'7"
Utility Room	2.527 m x 1.970 m	8'3" x 6'6"

Principal Bedroom	4.077 m x 3.192 m	13'5" x 10'6"
Walk in Wardrobe	2.465 m x 1.830 m	8'1" x 6'0"
Bedroom Two	3.677 m x 2.787 m	12'1" x 9'2"
Bedroom Three	4.352 m x 2.787 m	14'3" x 9'2"
Bedroom Four	4.352 m x 2.787 m	14'3" x 9'2"
Bedroom Five	3.110 m x 2.931 m	10'2" x 9'7"

The illustrations are computer generated images and are for guidance purposes only. Materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary and all information shown is preliminary and for marketing guidance purposes only. Elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only. Please speak with our Sales Team for more detail.



"At Inspire Homes, we believe every home should be built with the same care, pride, and attention to detail as if it were our own."

Surrounded by beautiful countryside,
yet within easy reach of amenities,
this is a location for everyone.



Ava Gardens, Main Road, Frating, Essex



Positioned in the heart of Tendring Peninsula, and well-connected to the region's highlights, Frating is a superb location for families and commuters alike.

Destinations

Brightlingsea	4.5 Miles
Manningtree	7.5 Miles
Colchester	7.5 Miles
Point Clear Bay	8 Miles
Clacton-on-Sea	9 Miles
Frinton-on-Sea	10.5 Miles
Harwich	12.5 Miles

Rail Travel

Great Bentley (Station) 	2.5 miles from home
Colchester [COL]	18 Minutes
Chelmsford [CHM]	45 Minutes
Shenfield / Crossrail [SNF]	55 Minutes
Stratford [SRA]	1h 15 Minutes
London Liverpool Street [LST]	1h 25 Minutes
Canary Wharf [CWX]	1h 45 Minutes

FennWright

01206 763388

Phone or visit fennwright.co.uk

146 High Street, Colchester, Essex CO1 1PW

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developers run a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from <http://www.nationalrail.co.uk> or <http://www.tfl.gov.uk> and are approximate only.

No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only; they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. All times and distances quoted are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.