



- Stunning Example Of Newly Built Home
- Fronting Onto The River Colne With Views Upwards Toward Wivenhoe And Colchester
- Two Double Bedrooms
- Beautiful Kitchen/Diner with Utility Area
- Generous Living Room with Box Bay Window
- Family Bathroom & Downstairs Cloakroom
- Two Allocated Parking Spaces

7 Waterfront Promenade, Rowhedge, Colchester, Essex. CO5 7BB.

Located in the pinnacle of positions in the stunning and beautiful waterside village of Rowhedge with some exquisite views of the River Colne and within walking distance to the heart of the village. Rowhedge Wharf is surrounded by natural beauty, and benefits from outstanding long distance views of the River Colne, Roman River and the village of Wivenhoe. Accessed by a tree lined road this executive development provides excellent access to Rowhedge's delightful array of shops, two local pubs and restaurants and excellent schooling all within just a short stroll.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor and door to;

Living Room



16' 4" x 10' 5" (4.98m x 3.17m) With box bay UPVC double glazed window to front, engineered wood flooring, radiator, understairs storage, open to;

Kitchen/Dining Room



10' 5" x 9' 5" (3.17m x 2.87m) French doors to rear, a range of base and eye level units with work surface over, inset one and a half bowl sink unit with tap and drainer, integrated electric oven, induction hob with stainless steel hood over, integrated fridge/freezer and dishwasher, tiled floor, radiator.

Utility Area

A range of base level units with work surface over with space for washing machine under, cupboard housing the gas combi boiler, radiator.

WC

Low level WC, pedestal wash hand basin, radiator.

First Floor

Landing

With doors to;

Bedroom One



14' 0" x 9' 11" (4.27m x 3.02m) With UPVC double glazed window to rear, radiator.

Property Details.

Bedroom Two



10' 6" x 8' 6" (3.20m x 2.59m) With UPVC double glazed window to front with views over the River Colne, radiator, two storage cupboards.

Shower Room



With obscure UPVC double glazed window to side, wash hand vanity basin, close coupled WC, walk in shower cubicle, part tiled walls.

Outside

Rear Garden



Externally, to the rear, there is a generous sunny rear garden which offers a lawned area and a garden shed. The garden is enclosed by fencing with gated rear access, which also leads to the parking.

Parking

The property comes with the unusual benefit of two allocated parking spaces.

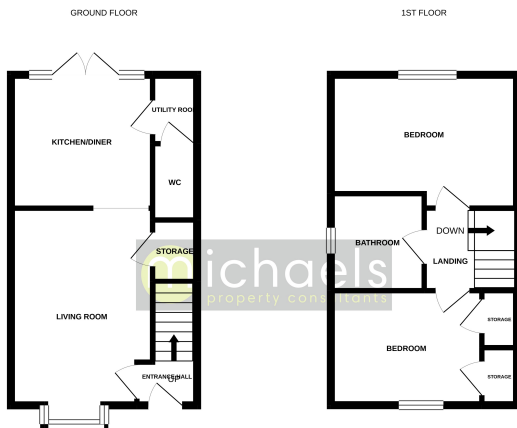
Agents Note



The current owners have advised an estate management charge of approximately £100 paid per annum.

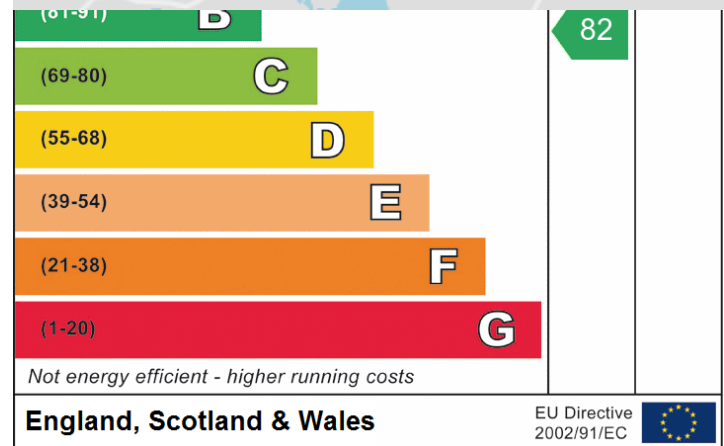
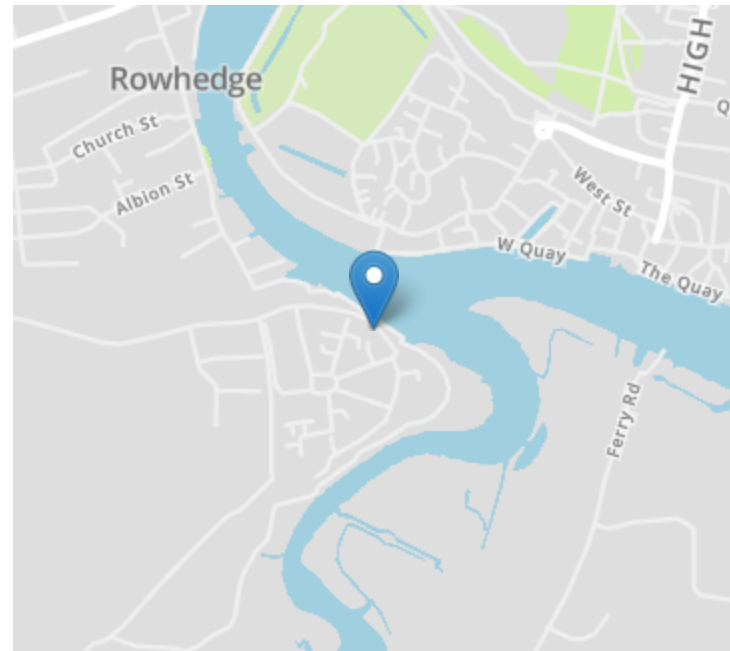
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of all dimensions, floor areas and other data are approximate and do not constitute a contract or any other agreement. The plans are for illustrative purposes only and should not be used as a basis for any purchase or other decision. The accuracy of the information contained here is not guaranteed and is subject to change without notice. The accuracy of the information contained here is not guaranteed and is subject to change without notice. The accuracy of the information contained here is not guaranteed and is subject to change without notice.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.