



- A Unique And Character Filled Home
- Three / Four Bedroom Semi-Detached House
- Three Receptions Rooms
- Distinctive Family Bathroom With Inset Bathtub
- Studio/Home Office Offering Potential To Be Turned Into An Annexe
- Kitchen/Diner With Free Standing Units

94 Rectory Road, Rowhedge, Colchester, Essex. CO5 7HY.

A fine example of a unique and individual three/four bedroom semi-detached house occupies a favourable position in the ever popular village of Rowhedge, with the picturesque river front and the village's delightful array of shops, two local pubs and restaurants all within just a short stroll. The current owners have altered this home to offer a wide range of versatility and an abundance of charm and character throughout.



Property Details.

Ground Floor

Entrance Hall

Entrance door, stairs to first floor.

Living Room



15' 5" x 10' 11" (4.70m x 3.33m) UPVC window to front, Feature fireplace, radiator, exposed floorboards. (the current vendors are using this reception room as the main bedroom.)

Sitting Room



11' 11" x 10' 11" (3.63m x 3.33m) UPVC window to front, feature fireplace, radiator, exposed floorboards, open to:

Study

10' 8" x 7' 11" (3.25m x 2.41m) Exposed floorboards, leading to:

Wet Room



Window to rear, low level WC, pedestal wash hand basin with feature copper taps, fully tiled wet room with shower area.

Kitchen/Diner



20' 3" x 13' 1" (6.17m x 3.99m) UPVC sliding doors to garden, Range of free standing units with central island, butler sink inset into floor units with mixer tap, space for range cooker, plumbing for washing machine/tumble dryer, under stairs storage cupboard.

First Floor

Landing

Doors To:

Property Details.

Master Bedroom



11' 0" x 10' 8" (3.35m x 3.25m) (restricted height) UPVC window to front, exposed floorboards, radiator.

Bedroom Two

12' 0" x 10' 7" (3.66m x 3.23m) (restricted height) UPVC window to side, exposed floorboards, radiator.

Bedroom Three

12' 6" x 6' 8" (3.81m x 2.03m) (restricted height) UPVC window to rear, radiator.

Bathroom



UPVC window to rear, Low level WC, vanity wash hand basin, inset bath, part tiled, radiator.

Outside

Front Garden & Driveway

The front garden is enclosed by hedgerow and is predominately laid to lawn and offers side access to the rear. Also located right to the front of the property is the large driveway which provides off road parking for 3/4 cars.

Rear Garden



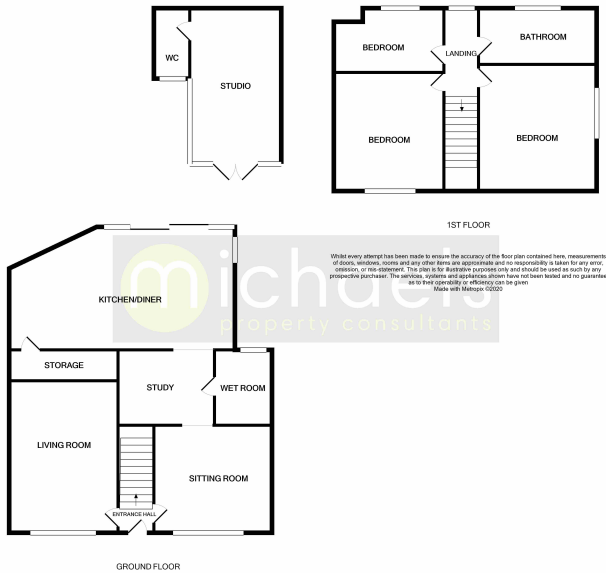
A low maintenance rear garden consisting of a paved area with a cover pergola, steps leading to the decking area which gives access to the studio/home office.

Home Office

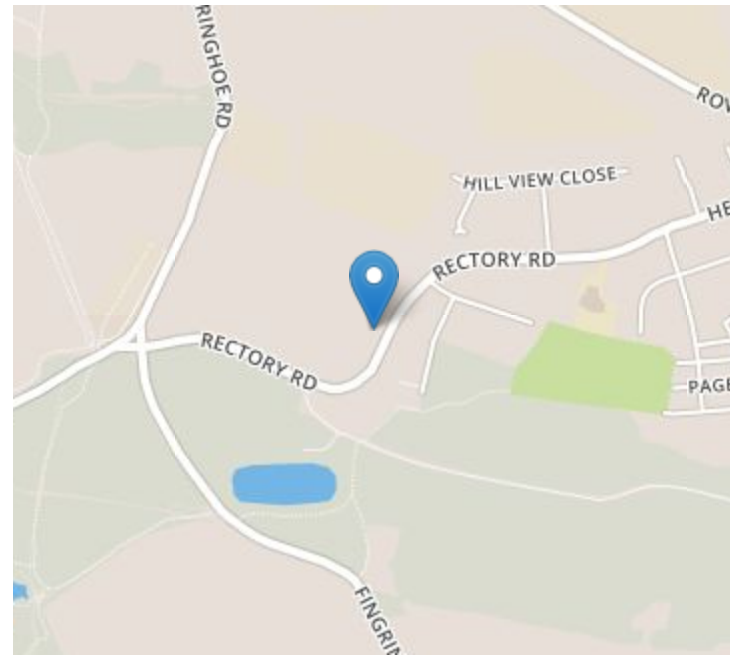
16' 8" x 9' 6" (5.08m x 2.90m) UPVC windows to side and rear and doors to front and side, door to cloakroom with Low level WC and wash hand basin. (An excellent addition to this property and offers potential to become a self contained annexe or a fantastic home office/studio.)

Property Details.

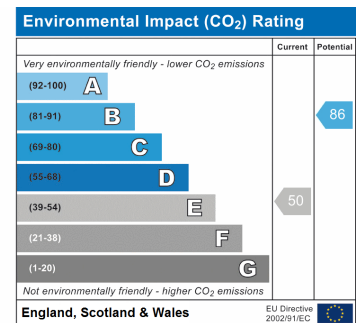
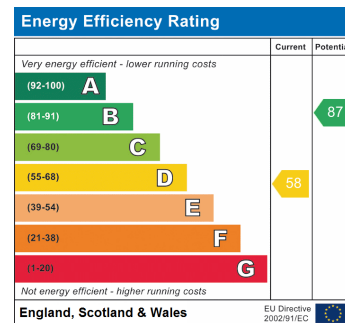
Floorplans



Location



Energy Ratings



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.