



- Generously Sized Two Bedroom Semi-Detached Home
- Ideal For First Time Buyers & Working Professionals
- Rowhedge Wharf Development
- Two Double Bedrooms & First Floor Bathroom Suite
- Impressive Reception Room
- Kitchen-Diner With An Array Of Integrated Appliances
- Utility Area & Downstairs Cloakroom
- Within Moments Of The River Colne & Picturesque Walks
- Off Road Parking
- Presented To Market In Good Order
- Early Viewing Strongly Advised

6 Seafarer Mews, Rowhedge, Colchester, Essex. CO5 7DJ.

In the heart of Rowhedge & positioned on the ever popular Rowhedge Wharf development is this deceptively spacious, well-presented and recently constructed two bedroom family home. Ideal for first time buyers, the working professional couple or small family alike, this home is presented to market in first class order and houses an array of modern and contemporary touches. With bedroom and living space evenly distributed across two floors, the ground floor accommodation comprises of a large reception to the front, with an open-plan kitchen-diner to the rear, housing an array of integrated appliances and with french doors and floor to ceiling windows providing panoramic views of a private rear garden. This beautiful home also benefits from a separate utility space and a downstairs cloakroom also. The first floor houses two large double bedrooms and a separate tiled family bathroom suite.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to front aspect, stairs to first floor, radiator, further door to:

Reception Room



14' 4" x 10' 4" (4.37m x 3.15m) UPVC window to front aspect, radiator x2, large understairs storage cupboard, variety of communication points, opening to:

Kitchen-Diner



10' 4" x 10' 2" (3.15m x 3.10m) UPVC windows and UPVC french doors to rear aspect providing access to rear garden, a variety of modern fitted base and eye level units with work surfaces over, inset sink, drainer and chrome mixer tap over, an array of useful integrated appliances ranging from electric fan assisted oven and hob with extractor fan over, integrated fridge/freezer, radiator, opening to:

Utility Room

Base level unit with work surfaces over and space under for washing machine/further appliance, wall mounted gas boiler, further door to:

Downstairs Cloakroom

W.C, hand wash basin, radiator

First Floor

First Floor Landing

Stairs to ground floor, further doors to:

Principle Bedroom



13' 9" x 9' 8" (4.19m x 2.95m) UPVC window to rear aspect, radiator, television ariel point

Property Details.

Bedroom Two



13' 9" x 8' 6" (4.19m x 2.59m) UPVC window to front aspect, radiator, airing cupboard

Family Bathroom



A modern family bathroom suite comprising of vanity wash hand basin, panelled enclosed bath with shower attachment over and screen, chrome wall mounted heated towel rail, low level W.C, shaver point, extractor fan

Gardens, Outside & Parking



This property benefits from a well maintained private rear garden. Accessible from UPVC french doors from the kitchen-diner, it makes the ideal summer entertaining area. Commencing with an area laid to patio, the remainder laid to lawn and enclosed by panel fencing. There is a gate to the rear providing secure access to off road parking.

Location

Rowhedge is forever popular, with property proving to be in demand here year-on-year. A village residing to the South-East of Colchester, with a close knit and family orientated community and within moments of an array of excellent primary education. Rowhedge is on the bank of the River Colne, with picturesque views and walks within moments of this property - ideal for the avid dog walker. Unrestricted views across to the station town of Wivenhoe. Rowhedge houses an array of locals favourite village pubs, benefits from a local co-operative store and an annual regatta. It is also served on an excellent bus route to Colchester's ever expanding Town Centre.

Agents Note

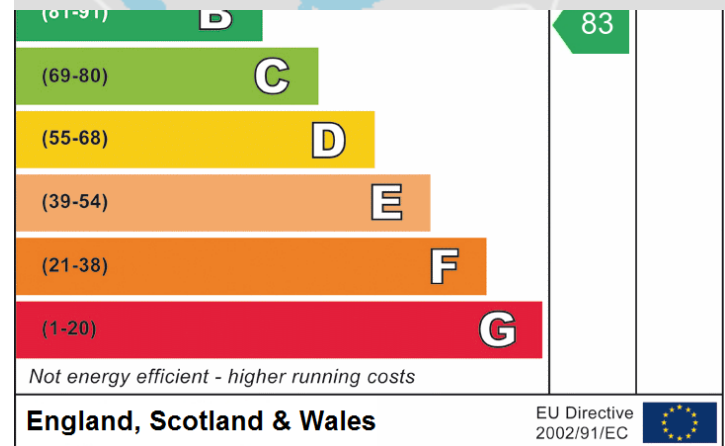
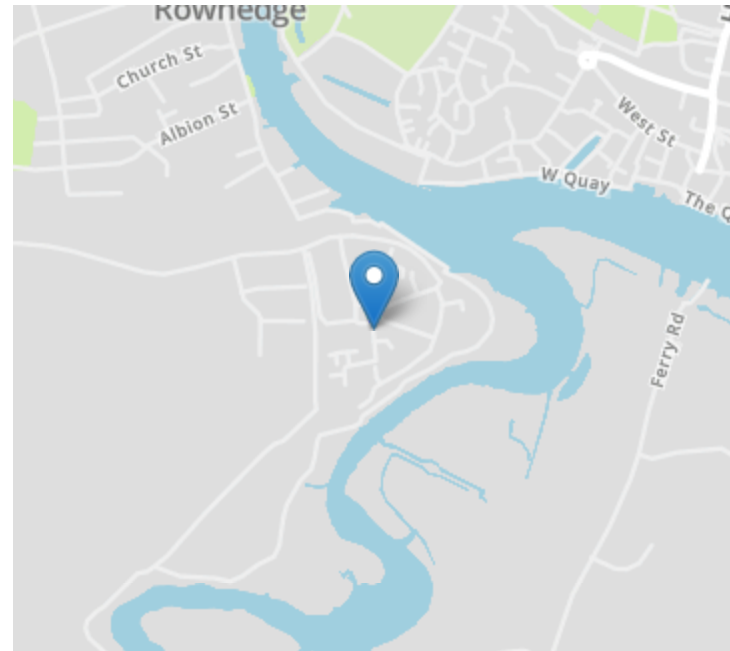
Please be advised an estate charge will be payable as a contribution to the upkeep of the development. Please speak to a consultant for further information and confirm all figures with your legal advisor at an early stage of your conveyance..

Property Details.

Floorplans



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.