



4 Nautical Way, Rowhedge, Colchester, Essex. CO5 7BZ.

Set within the desirable village of Rowhedge, South-East of Colchester's vibrant and historic city centre, sits this wonderful four bedroom semi-detached family home. Situated within a popular neighbourhood, with scenic walks across the River Colne moments away and Rowhedge village positioned a short ten minute walk from the property, it offers any prospective purchaser an idyllic village lifestyle. This excellent family home is complete with enviable specifications, whilst also offering a wealth of reception and bedroom space throughout and complete with a well-proportioned private & enclosed rear garden.

- Four Bedroom Semi-Detached Family Home
- Popular Rowhedge Location
- Riverside Walks Nearby
- High Specification Finishes
- Three Double Bedrooms & Sizeable Fourth Bedroom
- Downstairs Cloakroom
- Focal Kitchen-Diner With A Range Of Integral Appliances
- Large Living Room
- En-Suite & Family Bathroom
- Generous & Private Enclosed Rear Garden
- Parking & A Rowlison Woodvale Metal Shed



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, under-stairs storage cupboard, stairs to first floor, doors and access to:

Ground Cloakroom

Tiled floor, wall mounted wash hand basin, W.C, radiator

Reception Room



20' 3" x 11' 4" (6.17m x 3.45m) Window to front aspect with measured to fit shutters, patio doors to rear aspect, radiator, communication points

Kitchen-Dining Area



20' 3" x 10' 8" (6.17m x 3.25m) Window to front aspect, patio doors to rear aspect, tiled floor, inset spotlights

Kitchen comprising of; a range of modern fitted base and eye level units with worksurfaces over, inset sink, drainer and tap over, inset hob with extractor fan over, inset double oven and grill, wine rack, measured to fit shutters, fridge/freezer, dishwasher, door and access to:

Utility Room

4' 8" x 7' 2" (1.42m x 2.18m) Base and eye level units with worksurfaces over, space under-counter for washing machine and further appliance, concealed boiler, glazed door

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard, doors and access to:

Master Bedroom



10' 1" x 11' 7" (3.07m x 3.53m) Window to rear aspect, radiator, inset wardrobes, door to:

En-Suite Shower Room



Window to rear aspect, wash hand basin, W.C, shower cubicle, wall mounted towel rail, tiled floor

Property Details.

Bedroom Two



10' 4" x 10' 9" (3.15m x 3.28m) Window to rear aspect, built in wardrobes, radiator

Bedroom Three



9' 7" x 9' 9" (2.92m x 2.97m) Window to front aspect, radiator

Bedroom Four

9' 11" x 8' 3" (3.02m x 2.51m) Window to front aspect, measured to fit shutters, radiator.

Family Bathroom



Four piece family bathroom suite comprising of; panel bath, W.C, wash hand basin, shower cubicle, tiled flooring and window to front aspect

Outside

Outside, Garden & Parking



Outside, an excellent garden is showcased. The garden features an expansive patio area, that offers itself as the ideal place for outdoor dining and seating furniture. The remainder is predominately laid to lawn, with an array of mature hedges, shrubs and trees featured throughout. Off road parking is available in tandem style, for three/four vehicles. A Rowlison Woodvale metal shed is also available.

Location

Rowhedge is a charming riverside village nestled on the banks of the River Colne in Essex, England. Known for its picturesque scenery and rich maritime heritage, Rowhedge offers a quaint and tranquil setting just a few miles southeast of the historic town of Colchester. The village's landscape is characterized by its blend of traditional English cottages, modern homes, and the lush greenery of the surrounding countryside.

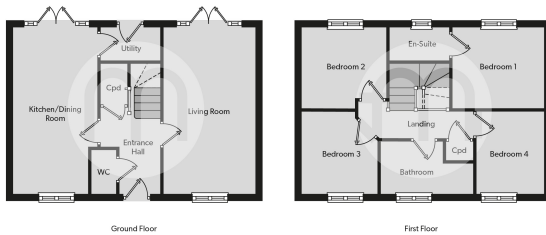
Rowhedge is also home to several community amenities, including cosy pubs, local shops, and a village hall that hosts various events and gatherings throughout the year. The village boasts a strong sense of community, with regular events such as the Rowhedge Regatta drawing crowds for boat races, live music, and family-friendly activities. There is also an excellent primary school nearby.

Additional Information

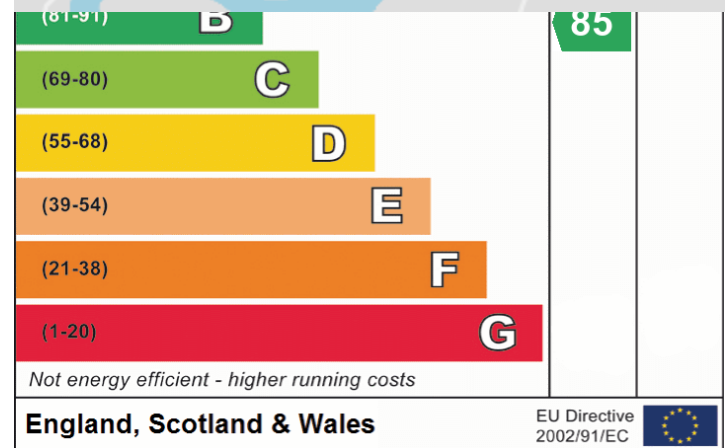
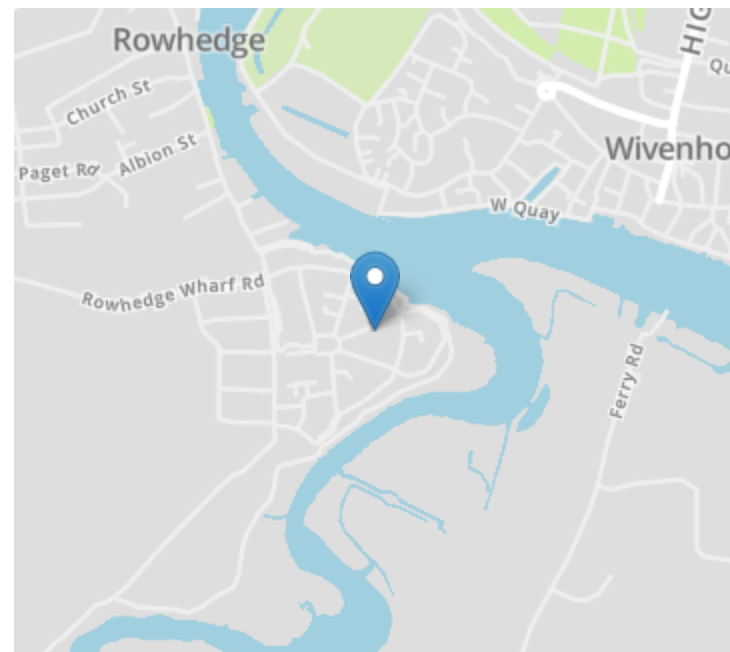
Please note, an estate maintenance charge is likely to be applicable to this property. Please confirm all associated charges with a consultant and re-confirm with your legal representative at an early stage of your conveyance, to prevent any discrepancy.

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.