



- Substantial Four Bedroom Extended Home
- Four Generous Bedrooms With En-Suite To Master
- Two Reception Rooms and Conservatory
- Kitchen/Breakfast Room With Units And Appliances
- Garage And Workshop Space
- Sizeable Un-overlooked Rear Garden
- Large Driveway

## 8 Rectory Road, Rowhedge, Colchester, Essex. CO5 7HP.

An impressive and substantial four bedroom extended four bedroom family home located in the highly desirable village of Rowhedge with access to 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 and extended this home to offer a wide range of versatility and an abundance of living accommodation throughout. The ground floor offers an entrance porch and hall, generous living room with feature log burner and French doors to the the bright and spacious conservatory.



# Property Details.

## Ground Floor

### Entrance Hall

With double glazed windows to both sides, radiator, stairs rising to first floor, doors to;

### Living Room



16' 10" x 11' 7" (5.13m x 3.53m) With double glazed window to front, radiator, feature fireplace with an inset log burner, French doors to conservatory.

### Conservatory



14' 11" x 11' 0" (4.55m x 3.35m) A fabulous addition to this home offering double glazed window to rear, French doors to garden, tiled floor, radiator, door to lobby.

### Lobby

With door to cloakroom and open to kitchen/breakfast room.

## Kitchen/Breakfast Room



16' 9" x 14' 6" (5.11m x 4.42m) With double glazed window to front, tiled floor, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset one and a half sink and drainer, double oven with a gas hob and extractor hood over, space for fridge/freezer and dishwasher, breakfast bar, spotlights, doors to;

## Dining Room



15' 5" x 9' 0" (4.70m x 2.74m) With double glazed French doors to rear, two double glazed windows to rear, radiator, tiled floor. (currently used as a studio space.)

## Utility Area

With space and plumbing for washing machine and tumble dryer, door to garage/workshop.

## First Floor

### Landing

With double glazed window to rear, airing cupboard, doors to;

# Property Details.

## Bedroom One



15' 1" x 12' 8" (4.60m x 3.86m) With two double glazed windows to front and one to rear, radiator, spotlights, loft access, doors to en-suite.

## En-Suite



With double glazed obscure window to rear, close coupled WC, wash hand basin, spotlights, double shower cubicle.

## Bedroom Two

11' 7" x 10' 10" (3.53m x 3.30m) With double glazed window to front, radiator, built in sliding wardrobes.

## Bedroom Three

11' 3" x 7' 6" (3.43m x 2.29m) With double glazed window to front, radiator, built in wardrobe.

## Bedroom Four

With double glazed window to rear, radiator, loft access.

## Bathroom

Contemporary bathroom suite with obscure double glazed window to rear, heated towel rail, tiled floor and walls, enclosed cistern WC, vanity wash hand basin, panelled bath with shower over, extractor.

## Outside

### Rear Garden



The rear garden is a substantial size and has the added benefit of being un-overlooked and private. The garden has been landscaped by the current owners and offers side access and two garden sheds to remain with a large patio area suitable for a bistro set and outdoor dining. There is also access to the workshop/garage via French doors.

### Garage And Workshop

25' 5" x 12' 9" (7.75m x 3.89m) With double doors to front, French doors to rear, power and light connected, internal door to utility area and loft access.

### Driveway And Parking

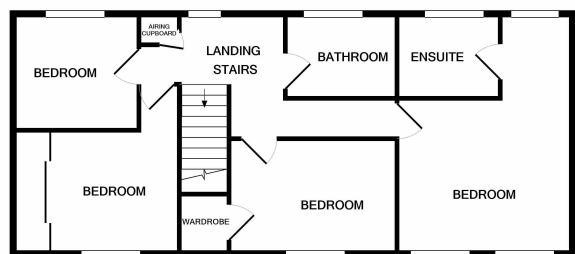
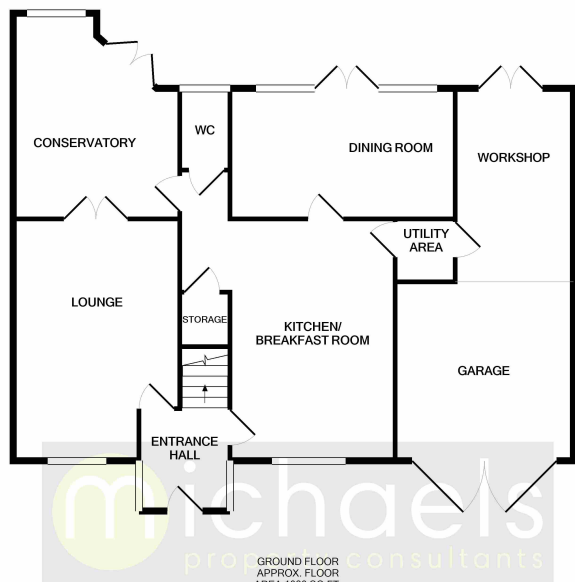
To the front, the property boasts a large shingle driveway allowing off road parking for several cars.

### Agents Note

Please note this property has solar panels on a leasehold agreement with 'A shade Greener' and full details will be available to any perspective purchaser.

# Property Details.

## Floorplans

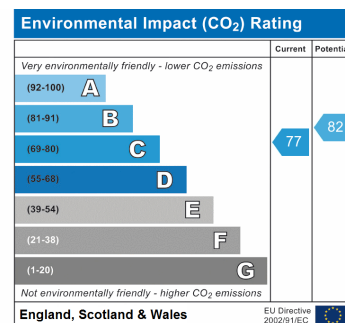
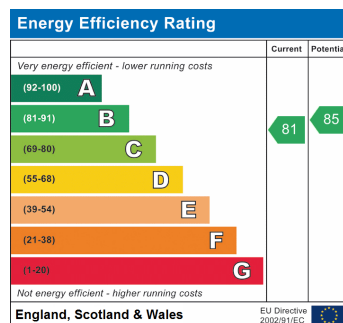


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.