



- Private Enclosed Rear Garden, Allocated Parking & Garage
- Waterfront Living To The Highest Of Standards
- Presented To Market In First Class Order With Modern Fitments
- Well-Appointed Kitchen-Diner With Integrated Appliances & Tiled Splashback
- First Floor Four Piece Family Bathroom
- En-Suite Shower Room
- Spacious Living Room
- Utility & Downstairs W.C
- Two Double Bedrooms & Second Floor Master Suite
- Duel Aspect River Views, Accessed Through The First Floor Balcony

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

** Guide Price £450,000 to £475,000 ** 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

Entrance door to front aspect, stairs rising to first floor, door and access to:

Living Room



14' 6" x 11' 7" (4.42m x 3.53m) Patio doors (providing access to the private terrace at the front) and window to front aspect, radiator, communication points, Tiled flooring, door into:

Kitchen/Dining Area



14' 7" x 11' 7" (4.45m x 3.53m) Tiled flooring, a modern fitted kitchen comprising of; a range of stylish base and eye level high gloss fitted units, inset sink, drainer and chrome mixer tap over, tiled splashback, inset four ring hob with extractor fan over, integrated; fridge/freezer, electric fan assisted oven and grill, dishwasher, under counter lighting, inset spotlights, patio doors and windows to rear aspect, radiator, door and access to:

Utility Area

Continued units with worksurfaces over and space for appliances, tiled flooring, door and access to:

Cloakroom

Tiled flooring, wash hand basin, W.C, 1/2 tiled walls, radiator

First Floor Landing

Landing

Stairs to ground and second floor, patio doors and window to front aspect (leading to private and enclosed balcony overlooking River Colne), radiator, doors and access to:

Family Bathroom



Window to rear aspect, tiled floor, shower cubicle with tiled wall behind, pedestal wash hand basin, W.C, panel bath with screen, shower attachment over and tiled wall finish, inset spotlights, radiator

Bedroom Two



12' 9" x 8' 8" (3.89m x 2.64m) Window to rear aspect, radiator, built in mirror front wardrobes

Property Details.

Bedroom Three



13' 7" x 8' 8" (4.14m x 2.64m) Window and patio door to front aspect (leading to private and enclosed balcony overlooking River Colne), radiator

Second Floor

Landing

Stairs to first floor, door and access to:

Master Bedroom



22' 4" x 10' 1" (6.81m x 3.07m) Window and patio doors to front aspect (Juliette balcony, enclosed by a steel railing and glass balustrade), bespoke window shutters, velux style windows to side aspect, radiator, built in 'his & her' wardrobes, door and access to:

En Suite



Shower cubicle with tiled wall finish, W.C, wash hand basin, part tiles walls, radiator, wall mounted mirror, inset spotlights, window to rear aspect

Outside, Garden & Parking



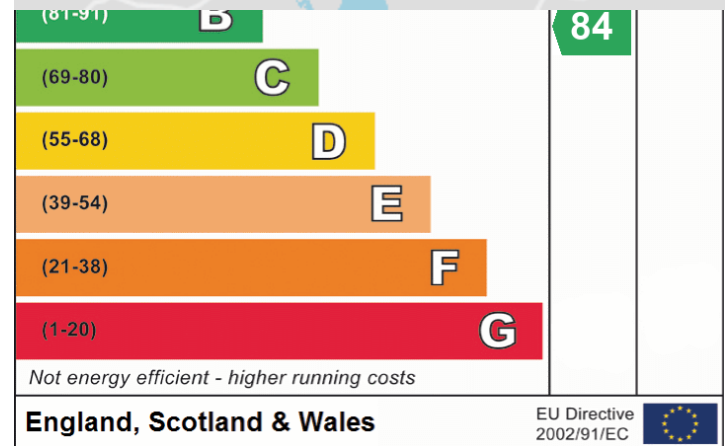
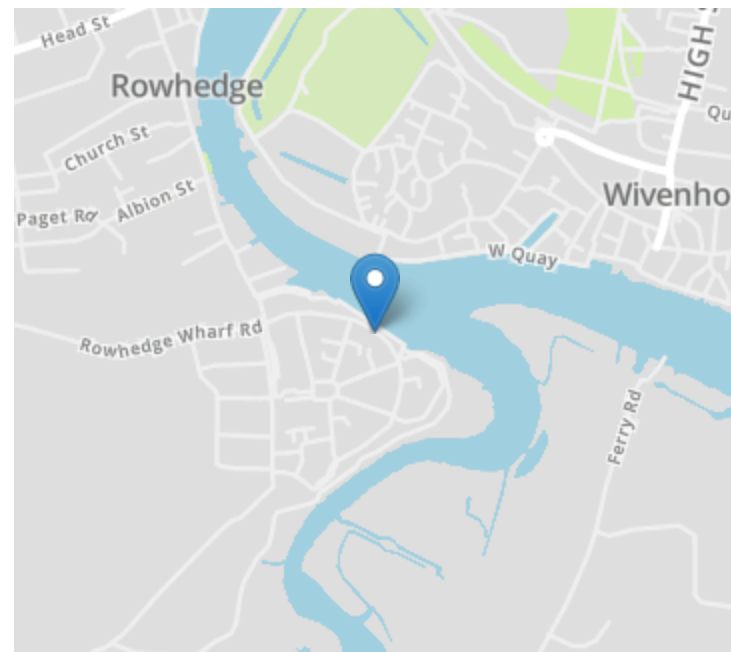
Outside the property offers a meticulously designed garden which has been much improved by the current owner. The garden is enclosed by panel fencing with a raised stone bed, laid to shingle and enclosed by a large pergola, perfect for outside dining or entertaining within the summers months. Access through a side gate, you have the luxury of having the garage attached to the property along with the driveway for multiple vehicles.

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.