



- **Guide Price £450,000 - £475,000**
- Four Bedroom End Of Terrace House
- Exceptional Amount Of Reception And Bedroom Space Throughout
- Ground Floor Cloakroom
- Modern Kitchen/Breakfast Room
- Reception Room With Cast Iron Log Burner & Dining Room/Sun Room
- Three Generous Double Bedrooms & Sizeable Fourth Bedroom
- First Floor Tiled Bathroom & En-Suite Shower Room To Master Bedroom
- Fully Self-Contained Annexe
- Landscaped Private & Enclosed Rear Garden

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

****Guide Price £450,000- £475,000**** Residing within the desirable village of Rowhedge, South-East of Colchester's city centre, sits this excellent four bedroom end of terrace family home that has historically been extended and improved, benefitting from a self-contained annexe. Boasting a wealth of both reception and bedroom space throughout, it offers versatile space for the modern-day expanding family. The property is within easy reach of the array of village amenities Rowhedge has to offer, such as; a local premier and co-operative store, reputable village pub, social club and the picturesque front of the River Colne. A local primary school is available also, whilst a well-connected bus network links residents to the city centre, providing further shops, amenities and leisure facilities.



Property Details.

Ground Floor

Entrance Hall

2.9m x 2.05m (9' 6" x 6' 9") Entrance door to front aspect, inset matt, window to side aspect, stairs to first floor, cupboard housing consumer unit and meters, access to:

Kitchen/Breakfast Room



5.15m x 4.41m (16' 11" x 14' 6") A modern fitted kitchen comprising of; window to front aspect, a variety of base and eye level fitted units with work surfaces over, inset four ring hob with extractor fan over, tiled splash back, inset sink, drainer and tap over, tiled floor, drawers, space for; washing machine, tumble dryer, dishwasher, American style fridge/freezer, inset oven and grill, central island with space for stalls under, radiator x2, understairs storage cupboard

Living Room



3.54m x 5.13m (11' 7" x 16' 10") Window to front aspect, inset cast iron log burner with tiled hearth surround, radiator, access to:

Dining Room/Sun Room



3.4m x 4.6m (11' 2" x 15' 1") Tiled floor with under floor heating, radiator, Velux windows, patio doors to rear aspect, access to W.C area

Cloakroom

1.5m x 1.07m (4' 11" x 3' 6") W.C, vanity wash hand basin, window to rear aspect, radiator

First Floor

First Floor Landing

Window to rear aspect, bespoke carpentry with fitted shelves, inset storage and lights, airing cupboard, stairs to ground floor, access to:

Master Bedroom



3.87m x 4.66m (12' 8" x 15' 3") Window to front aspect, radiator, loft access, window to rear aspect, access to:

Property Details.

En-Suite Shower Room



2.45m x 1.64m (8' 0" x 5' 5") Tiled floor, vanity wash hand basin, W.C., double width shower cubicle, tiled splashbacks, window to rear aspect, radiator

Bedroom Two



3.39m x 3.6m (11' 1" x 11' 10") Window to front aspect, radiator

Bedroom Three

2.38m x 3.43m (7' 10" x 11' 3") Window to front aspect, radiator cupboard

Bedroom Four

2.44m x 2.49m (8' 0" x 8' 2") Window to rear aspect, radiator

Annexe

Kitchen/Living Area

4.74m x 3.02m (15' 7" x 9' 11") Kitchen - A variety of base and eye level fitted units with worksurfaces over, inset oven, grill and microwave oven, space for further appliances, sink, tap and drainer, inset hob with extractor fan over, patio doors and window to rear aspect, tiled floor, open plan to:

2.59m x 4.49m (8' 6" x 14' 9") Living Room - Window to rear aspect, loft hatch, doors and access to:

Shower Room

1.98m x 1.37m (6' 6" x 4' 6") W.C., wash hand basin, shower cubicle

Bedroom

3.28m x 3.86m (10' 9" x 12' 8") Window to front aspect, wall mounted boiler

Outside, Garden & Parking



The garden comes complete with a large patio area, that offers itself as the perfect place for al-fresco dining and outdoor seating furniture. The remainder of the garden is predominately laid to lawn, whilst there is the benefit of a garden storage unit. Mature hedgerow/tree lines and panel fencing form the boundaries. There is also the added benefit of a log store.

To the front, off road parking is available for multiple cars on a private driveway, with further parking accessible on road if required.

Additional Information

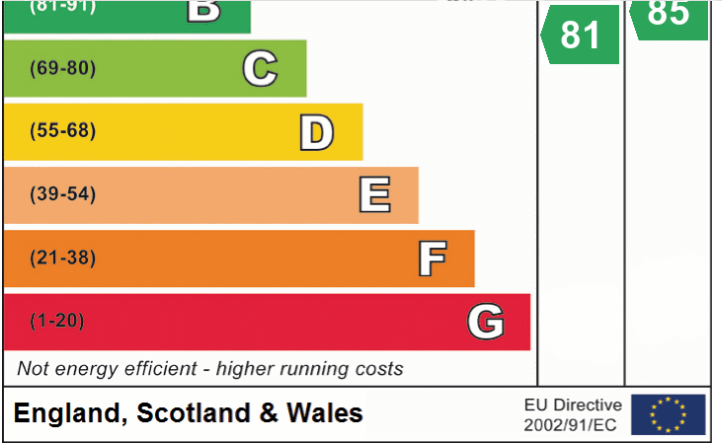
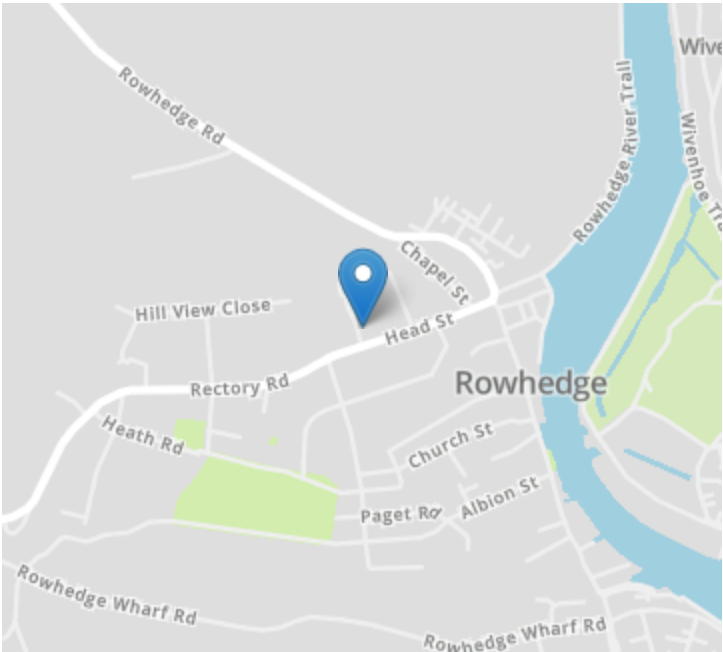
Please note the property benefits from solar panels, which reduce the energy bills for the property substantially. All interested parties should confirm the set up with their legal representative at an early stage of their conveyance, to prevent any discrepancy.

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.