



- Waterfront Living To The Highest Of Standards
- Painstakingly Beautiful Three Bedroom Townhouse
- Presented To Market In First Class Order With Modern Fittings
- Spacious Living Room
- Well-Appointed Kitchen-Diner With Integrated Appliances & Tiled Splashback
- Utility & Downstairs W.C
- First Floor Four Piece Family Bathroom
- Two Double Bedrooms & Second Floor Master Suite
- En-Suite Shower Room
- Private Enclosed Rear Garden, Allocated Parking & Garage

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

****Guide Price £450,000 - £475,000**** Living on the waterfront doesn't come much more impressive than this painstakingly beautiful three bedroom townhouse, offering unrestricted views of the River Colne, with the picturesque street scene of Wivenhoe visible across the riverbank. Offered to market in first class order and with the added benefit of no onward chain, this home offers a deceptive amount of space throughout, whilst also having been upgraded with enviable specifications throughout its much cherished ownership. Commanding one of the most favourable positions within this sought after development in Rowhedge Village, it offers idyllic village living complete with scenic walks, reputable local public houses, convenience stores and excellent connections back into Colchester's vibrant and historic city centre.



Property Details.

Ground Floor

Entrance Hall

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

Reception 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 with bespoke shutters, radiator, communication points, under-stairs cupboard (currently used as a study space), engineered wood flooring door, inset spotlights and access to:

Kitchen-Diner



14' 7" x 11' 7" (4.45m x 3.53m) Engineered wood flooring, a modern fitted kitchen comprising of; a range of stylish base and eye level fitted units with wood worksurfaces over, 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, bespoke shutters, radiator, door and access to:

Utility Area

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

Cloakroom

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

First Floor

First Floor 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, bespoke shutters, 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

Second Floor Landing

Stairs to first floor, door and access to:

Master Suite



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 Room



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, Garage & Parking



Outside, the property boasts a private, secure and enclosed south facing rear garden. A split level patio provides a garden of a low maintenance design, whilst boundaries are formed by panel fencing and secure gated rear access to leads to a parking area, offering allocated off road parking for one vehicle. To the front and enclosed by handsome cast iron railings, a private front terrace is featured and provides a suitable space for outdoor dining & seating furniture. If the above isn't enough in itself, there is the added luxury of a garage en-bloc, providing additional storage space.

Please note the summerhouse seen in the photo is not included within the sale

Additional Information

Please be advised that this property has an estate charge applicable/payable, of circa £150.00p per annum. This charge contributes to the upkeep of the immediate development, its amenities and surrounding area. We advise all interested parties to confirm the fee payable and legal set up with their appointed conveyancer, at an early stage of their purchase to prevent any discrepancy. All information provided is provided in good faith by our clients and to the best of their ability.

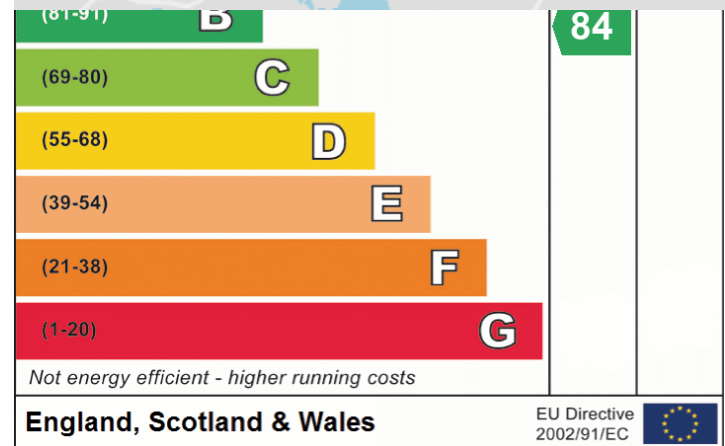
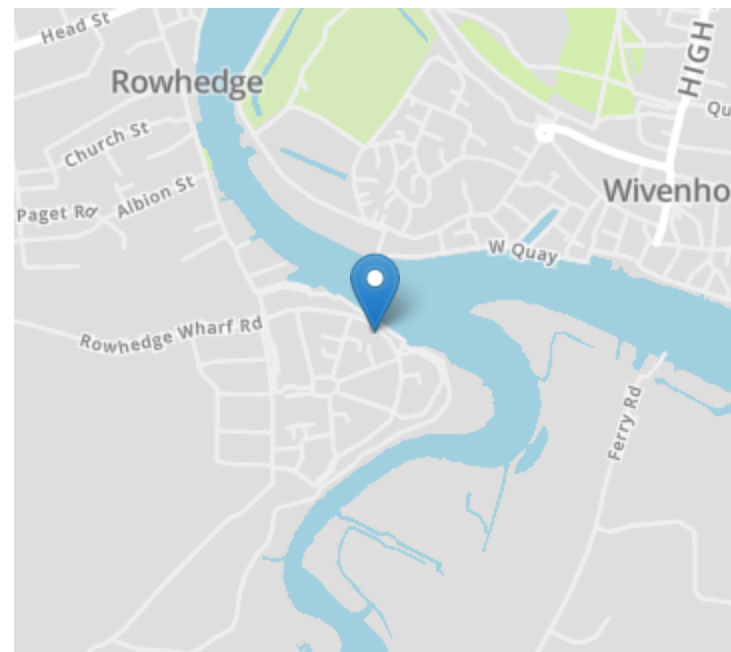
Our client has also informed us that the property comes equipped with a home alarm.

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.