



- *Guide Price £400,000 - £425,000*
- Beautiful Detached House
- Three Double Bedrooms And Dressing Room
- Highly Sought After Location In Rowhedge
- Sizeable Lounge With French Doors To Garden
- Formal Dining Room
- Open Plan Kitchen/Breakfast/Family Room
- Garage And Parking

1 Spinney Grove, Rowhedge, Colchester, Essex. CO5 7FA.

Guide Price £400,000 - £425,000 Presented to the market in impeccable order is this stunning four bedroom detached house. Recently constructed by highly reputable builders 'Hills Building Group' - 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 all within just a short stroll.



Property Details.

Ground Floor

Reception Hall

With stairs rising to first floor, door to WC, open to dining room and door to lounge.

Dining Room



10' 7" x 9' 6" (3.23m x 2.90m) With UPVC double glazed window to front, radiator, wood flooring, door to kitchen/breakfast room.

WC

With low level WC and wall mounted wash hand basin.

Kitchen/Breakfast/Family Room



20' 6" x 13' 6" (6.25m x 4.11m) With UPVC double glazed window to side and rear, double glazed patio doors to side, low level cupboards and drawers, eye level cupboards, built-in Siemens double electric oven, integrated fridge, freezer and dishwasher, inset one and a half bowl sink and drainer unit, five ring Siemens induction hob with electric extractor over and under-stairs storage cupboard.

Utility Room

With UPVC double glazed door to the rear, space for washing machine, low level cupboards and drawers and eye level cupboards.

Lounge



18' 1" x 9' 6" (5.51m x 2.90m) With UPVC double glazed window to front, double doors out onto the garden and radiator.

First Floor

Landing

With access to loft which has fitted loft ladder, power and lighting, airing cupboard housing boiler and doors to;

Master Bedroom



18' 6" x 10' 3" (5.64m x 3.12m) With UPVC double glazed window to front, radiator, TV point, open to dressing room, door to en-suite.

Property Details.

Dressing Area

10' 0" x 7' 0" (3.05m x 2.13m) Formally the fourth bedroom and now offering a sizeable dressing area with UPVC double glazed window to rear.

En-Suite Shower Room



With UPVC double glazed obscure window to front, single shower cubicle, low level WC and wall mounted wash hand basin.

Bedroom Two

10' 0" x 9' 8" (3.05m x 2.95m) With UPVC double glazed window to front, radiator.

Bedroom Three

11' 2" x 8' 7" (3.40m x 2.62m) With UPVC double glazed window to rear, radiator.

Family Bathroom

With bath tub with shower over, wall mounted wash hand basin and low level WC.

Outside

Rear Garden



Outside, the current owners have also improved the rear garden and it now offers a low maintenance lifestyle with a two seating areas.

Garden Room



14' 4" x 8' 6" (4.37m x 2.59m) Currently housing a hot tub which can remain at a separate negotiation.

Garage And Parking

Driveway to the front of the property with parking for two/three vehicles and access to the garage with up and over door. There is a shingled area to the side.

Agents Note

We understand from the current owners that there is a maintenance charge of approx. £100 per annum.

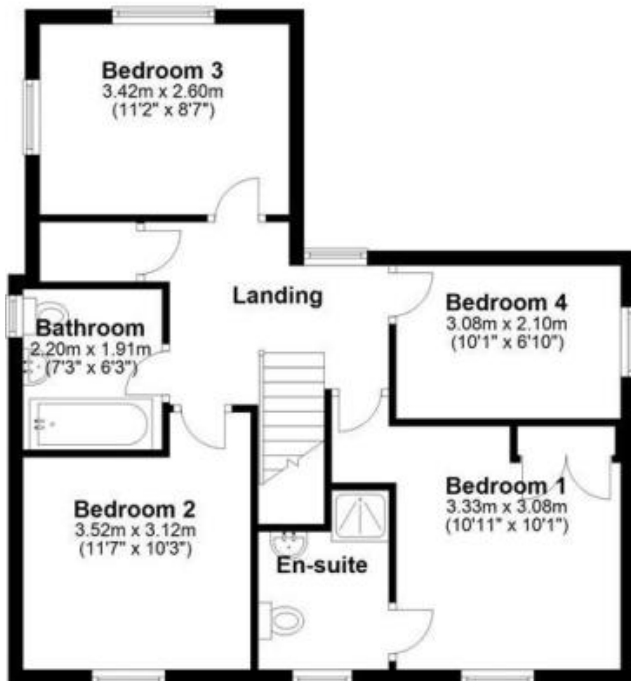
Property Details.

Floorplans

Ground Floor



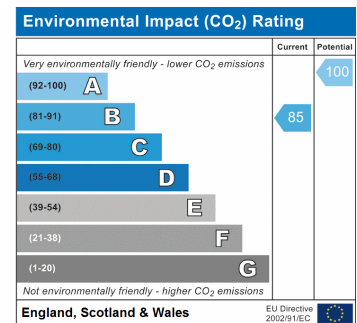
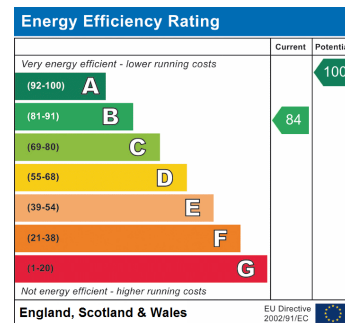
First Floor



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.