



- An Extended Example Of A Three Bedroom Semi-Detached Family Home
- Popular Rowhedge Village Location
- Versatile Accommodation Across Two Spacious Floors
- Large Living/Dining Room With Feature Fireplace
- Modern Fitted High Gloss Kitchen With Space For Appliances
- Separate Family/Snug Room
- Three Generous Bedrooms
- Luxury First Floor Family Bathroom Suite
- A Well Established & Private Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles On A Private Driveway

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

****Guide Price £400,000 - £425,000**** Favourably positioned to the South-East of Colchester's city centre and set in the idyllic village of Rowhedge sits this extended impressive three bedroom semi-detached family home, boasting a generous and private enclosed rear garden. Within easy access of Rowhedge's vast array of amenities, ranging from a local co-operative store, reputable primary school and two family run village pubs, everything is within walking distance.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

Entrance door, tiled floor, door to:

Entrance Hall

inset storage cupboard, access and doors to:

Living Room



5.9m x 4.65m (19' 4" x 15' 3") Window to front aspect, radiator, feature fireplace with stone surround, communication points, open plan to:

Kitchen/Diner



5.05m x 2.74m (16' 7" x 9' 0") Window and patio doors to rear aspect, velux skylights to rear aspect, door to side aspect, a range of modern fitted base and eye level units with granite worksurfaces over, inset sink, drainer and tap over, space for; washing machine, fridge/freezer, range style cooker with extractor fan over, dishwasher, breakfast bar with space for stools under

Downstairs Cloakroom

W.C, wash hand basin, spotlights

Inner Hallway

Understairs storage cupboard, access to:

Family/Snug Room



5.3m x 3.1m (17' 5" x 10' 2") Window to front aspect, double doors to rear providing access to garden, radiator, inset spotlights

First Floor

First Floor Landing

Stairs to ground floor, loft access, window to front aspect, doors to:

Master Bedroom



5.3m x 3.1m (17' 5" x 10' 2") Window to front aspect, french doors to rear aspect with juliet balcony, velux skylight, inset spotlights, radiator

Property Details.

Bedroom Two



3.3m x 2.67m (10' 10" x 8' 9") Window to front aspect, radiator, feature fireplace

Bedroom Three



3.1m x 2.9m (10' 2" x 9' 6") Window to rear aspect, radiator

First Floor Family Bathroom Suite



Four piece family bathroom suite comprising of; W.C, pedestal wash hand basin, free standing bath with mixer tap and shower attachment, shower cubicle, wall mounted towel rail

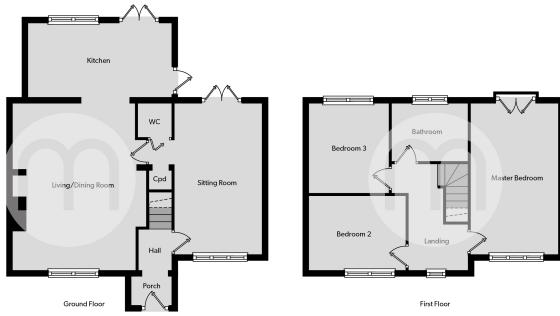
Outside, Garden & Parking



Outside, the property is further enhanced by a large and private enclosed rear garden. The mature garden space features an array of mature hedges, shrubs, plants and trees throughout, whilst also being predominately laid to lawn. A large raised patio area is also featured, providing the ideal space for outdoor dining and seating furniture, offering panoramic views of the garden. A large pond (currently empty) is surrounded by an imposing timber pergola and boundaries are formed by panel fencing. To the front, a large amount of off road parking is available for its residents, on a private driveway. Further parking is easily accessible on road without restrictions.

Property Details.

Floorplans



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.