



28 Rowhedge Wharf Road, Rowhedge, Colchester, Essex. CO5 7DX.

Exceptional Four Bedroom Link-Detached Home – Rowhedge Wharf Road, Rowhedge, CO6 **Guide Price £425,000 - £450,000** Location: Situated within the sought-after Rowhedge Wharf development, this attractive home enjoys a prime position close to beautiful riverside walks and a strong sense of community. Rowhedge is a family-orientated village offering easy access to the village centre, a range of local amenities including shops and pubs, the popular annual regatta, and a well-regarded primary school. There is a regular bus network providing convenient links to the city centre, while the neighbouring village of Fingringhoe and surrounding countryside offer further scenic walks and outdoor pursuits.



- Exceptional four bedroom link-detached home
- Situated within the sought-after Rowhedge Wharf development
- Close to riverside walks and village amenities
- High-specification build by reputable local builders Hills Residential
- Spacious open-plan kitchen/dining/living area
- Modern kitchen with stone work surfaces and integral appliances
- Principal bedroom with en-suite shower room
- Stylish tiled family bathroom and built-in wardrobes
- Generous private rear garden with porcelain patio
- Secure car port parking and additional parcel of land included

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Ground Floor W.C/Utility Room

7' 5" x 6' 0" (2.26m x 1.83m)

Kitchen Area



14' 10" x 10' 4" (4.52m x 3.15m)

Living/Dining Room



15' 1" x 14' 10" (4.60m x 4.52m)

First Floor

Landing

Master Bedroom



13' 9" x 7' 5" (4.19m x 2.26m)

Dressing Area

Property Details.

En-Suite



8' 11" x 7' 1" (2.72m x 2.16m)

Bedroom Four



7' 11" x 7' 11" (2.41m x 2.41m)

Bedroom Two



14' 10" x 9' 6" (4.52m x 2.90m)

Bathroom



8' 6" x 8' 2" (2.59m x 2.49m)

Bedroom Three



10' 5" x 10' 4" (3.17m x 3.15m)

Outside

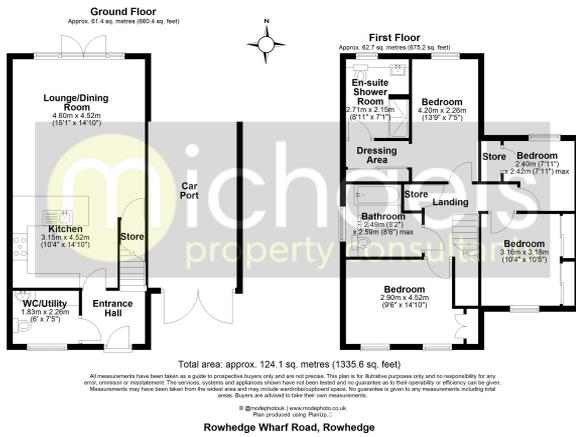
Car Port

Additional Information

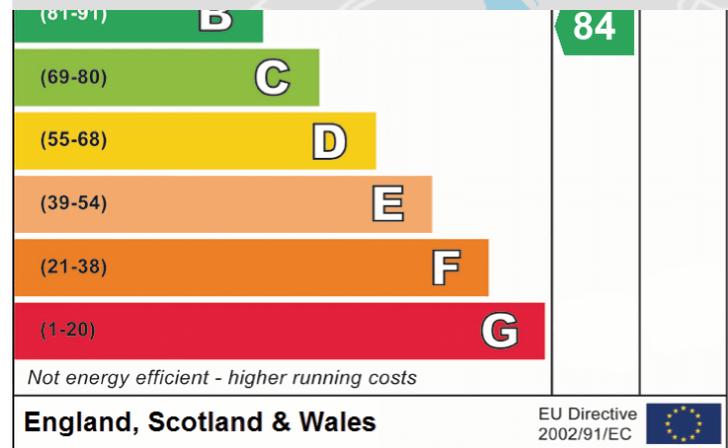
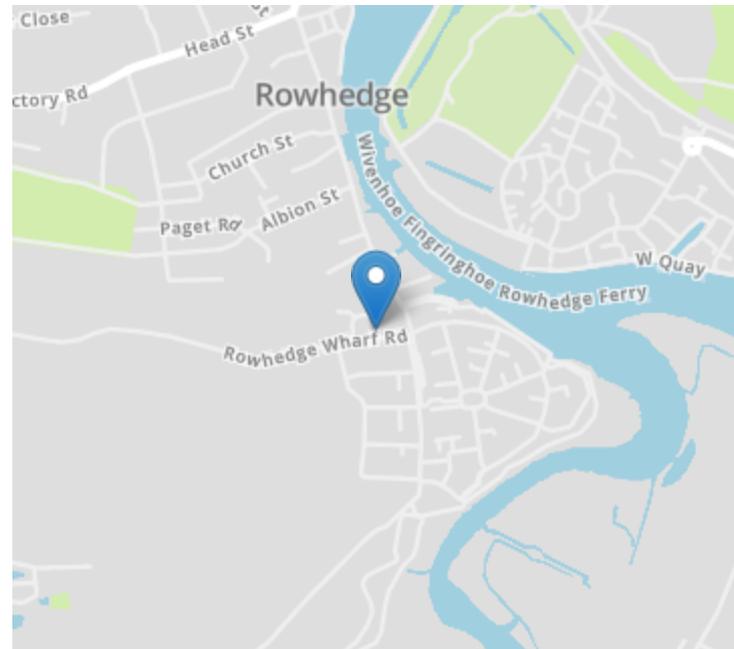
We understand an annual estate charge is applicable to this property. We ask all interested parties to confirm the amount payable at an early stage of their conveyance with their appointed legal representative to prevent any discrepancies.

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.