



- Excellent Example Of A Recently Constructed Two Bedroom Terrace Home
- Ever Popular Rowhedge Wharf Development
- Pleasant Walkway Position
- Two Generous Bedrooms
- Modern Fitted Kitchen Benefiting From Integrated Appliances
- Downstairs Cloakroom
- Stylish Family Bathroom & En-Suite Shower Room To Master Bedroom
- Allocated Off Road Parking
- Well-Proportioned Private Rear Garden

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### 8 Silva Walk, Rowhedge, Colchester, Essex. CO5 7DY.

\*Guide Price £275,000 - £300,000\* An excellent example of a generously sized and recently constructed two bedroom terrace home, completed with high specification fittings and offering modern day contemporary living throughout. Occupying a favourable position on the ever popular 'Rowhedge Wharf' development, this spacious home presents itself as the ideal first time purchase and is offered to market with no onward chain. Within a stones throw of the picturesque Rowhedge Waterfront, with easy access to Rowhedge village centre, home to an array of a local co-operative store, excellent choice of public houses and served by a bus network into Colchester's Town Centre, it offers idyllic village lifestyle living.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC glazed door to front aspect, wood effect LVT floor, radiator, consumer unit, stairs to first floor, further doors to:

### Downstairs Cloakroom

W.C with inset flush, tiled floor, wall mounted hand wash basin, 1/2 tiled walls

### Kitchen/Living/Dining Area



19' 7" x 17' 6" (5.97m x 5.33m) (Max) UPVC window to front and rear aspect, wood effect LVT floor, radiator x3, 1/2 pendant light, 1/2 inset spotlights, communication input/output, UPVC patio doors to rear aspect providing access to enclosed private rear garden, inset under stairs storage cupboard.

Kitchen - a modern fitted kitchen comprising of a range of 'off white' modern base and eye level units with work surfaces over, inset Siemens electric fan assisted oven and grill, inset AEG five ring hob with extractor fan over, inset stainless steel sink, drainer and mixer tap over, space for freestanding fridge/freezer, integrated Hotpoint dishwasher and washing machine, glass upstands,

# Property Details.

## First Floor

### First Floor Landing

Stairs to ground floor, UPVC window to rear aspect, loft access over, further doors to:

### Master Bedroom



12' 8" x 10' 7" (3.86m x 3.23m) (Max) UPVC window to front aspect, radiator, inset mirror front retractable wardrobes, communication point, further door to:

### En-Suite Shower Room



Tiled floor, chrome wall mounted towel rail, wall mounted vanity wash hand basin, W.C with inset flush, 1/2 tiled walls, inset spotlights, extractor fan, double width walk in shower cubicle with tiled wall behind, drench shower head and further shower head attachment

### Bedroom Two



9' 5" x 8' 1" (2.87m x 2.46m) UPVC window to front aspect, radiator

### Family Bathroom

Low level WC with inset flush, vanity wash hand basin, panel bath with mixer tap and shower over, chrome heated towel rail, inset spot lights, extractor fan, shaver point, tiled floor.

### Garden, Outside & Parking



This property boasts a well-proportioned enclosed private rear garden, commencing with a patio area ideal for outdoor dining and seating furniture, with the remainder predominately laid to lawn and enclose by panel fencing. To the rear of the garden, sits a timber and a secure gate provides rear access to a private parking area for residents, benefiting from two allocated parking spaces.

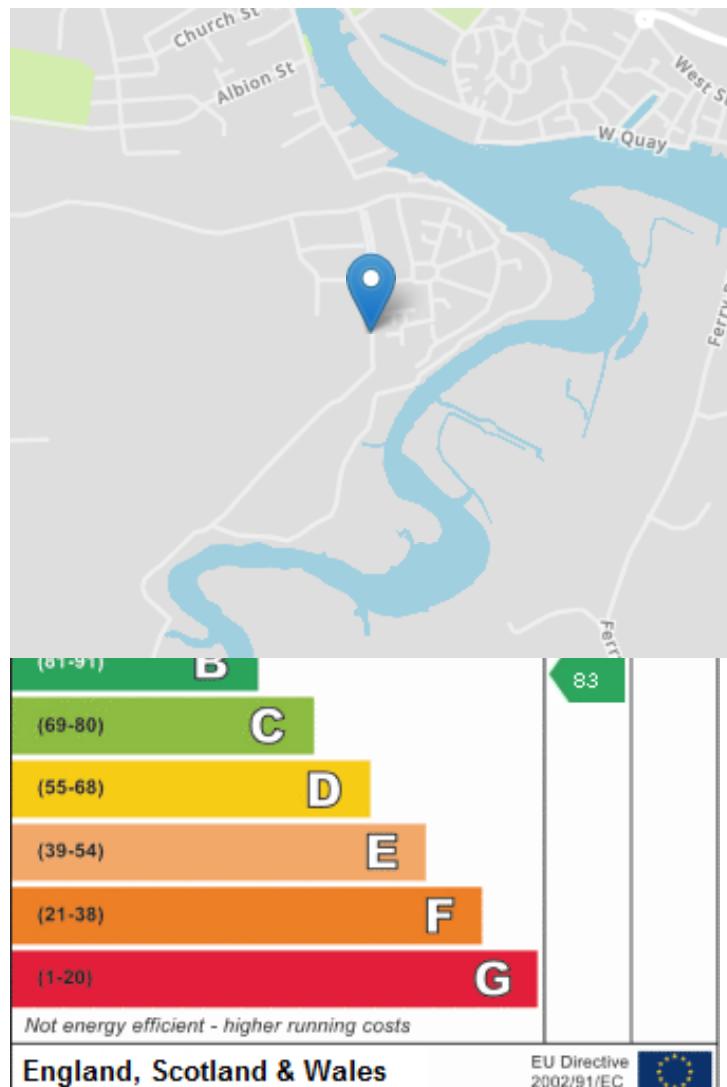
### Agents Note

We understand that there is a maintenance charge payable for the upkeep of the development, which is common practice with most new build developments. This minimal annual fee commonly contributes towards the maintenance of the green areas, public highways and parking area, ensuring the aesthetics of the immediate area remain to the highest of standards. We advise all prospective purchasers to check this information and fee payable at an early stage of their conveyance, to avoid 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.