



- Commanding An Envidable Position Within 'Rowhedge Wharf'
- Exceptional Four/Five Bedroom Town House
- Four Bedrooms
- Focal Modern Kitchen/Dining/Family Room
- Utility Room & Downstairs Cloakroom
- Second Floor Reception Room (Come Additional Bedroom) With Juliet Balcony
- First Floor Family Bathroom
- Large Balcony With Spectacular Views
- Well-Proportioned & Enclosed Rear Garden
- Parking For Two Vehicles Under Coach House To Rear

## 30 Quayside Parade, Rowhedge, Colchester, Essex. CO5 7DA.

Commanding an enviable position within Rowhedge Wharf and originally constructed by highly reputable builders 'Bloor Homes' - this well-presented four/five bedroom town house 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 neighbours Rowhedge village which offers a delightful array of shops, two local pubs, primary school and a bus service to Colchester's city centre, all within just a short stroll. Complete with high-specification modern finishes, a wealth of both reception and bedroom space throughout and offered to market with the added luxury of no onward chain, this home simply must be viewed to be appreciated in its entirety.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect and windows to front aspect, LVT flooring, stairs to first floor, access to:

### Kitchen/Dining/Family Room



2.78m x 9.08m (9' 1" x 29' 9") Windows to front and rear aspect, patio doors to rear aspect, LVT flooring

Modern fitted kitchen comprising of; an array of base and eye level fitted units with work surfaces over, inset sink, 1/2 sink, drainer and tiled splash back, four ring hob with extractor fan over, inset oven and grill, dishwasher, fridge/freezer

Inset storage cupboard, radiator x2, door and access to:

### Utility Room

1.8m x 2.16m (5' 11" x 7' 1") LVT flooring, radiator, base and eye level units with work surfaces over, concealed wall mounted boiler, space for washing machine, glazed door to rear aspect, door to:

### W.C.

W.C., wall mounted wash hand basin, LVT flooring, radiator

## First Floor

### Landing (1)

Stairs to ground and second floor, patio doors to front aspect (leading to balcony), radiator, airing cupboard, access to:

## Bedroom Three



2.87m x 3.35m (9' 5" x 11' 0") Window to front aspect, patio doors to front aspect (leading to balcony), radiator

## Bedroom Two



2.78m x 3.65m (9' 1" x 12' 0") Window to rear aspect, radiator

## Bedroom Four

2.69m x 2.14m (8' 10" x 7' 0") Window to rear aspect, radiator

# Property Details.

## Family Bathroom



Tiled bathroom comprising of; panel bath with shower hose attachment and screen, tiled floor, 1/2 tiled walls, vanity wash basin, W.C., wall mounted mirror, wall mounted towel rail

## Second Floor

### Landing (2)

Stairs to first floor, door to:

### Reception Room (Additional Bedroom)



3.79m x 5.25m (12' 5" x 17' 3") Window and patio doors to front aspect (Juliet balcony) over-stairs cupboard, radiator

## Master Bedroom



3.37m x 3.68m (11' 1" x 12' 1") Window to rear aspect, radiator, mirror front wardrobes, access to:

### En-Suite Shower Room

Tiled floor, W.C., vanity wash basin, tiled walls, wall mounted mirror, W.C., shower cubicle, window to rear aspect

## Outside, Garden & Parking



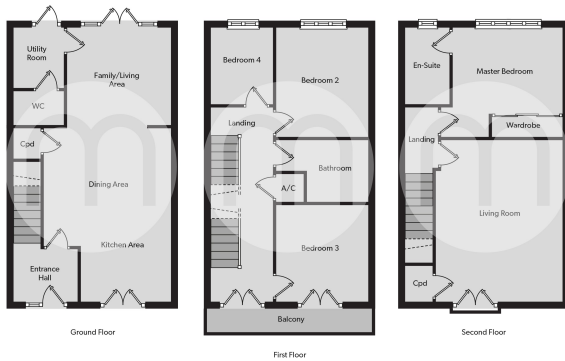
Outside, its owners boast a generously proportioned rear garden, commencing with a patio and with the remainder predominately laid to lawn. Boundaries are formed by panel fencing, with secure gated rear access leading to a parking area, were parking for two vehicles off road under a coach house is available. Further visitors parking is accessible further along the foot path, next to the open greenspace.

## Additional Information

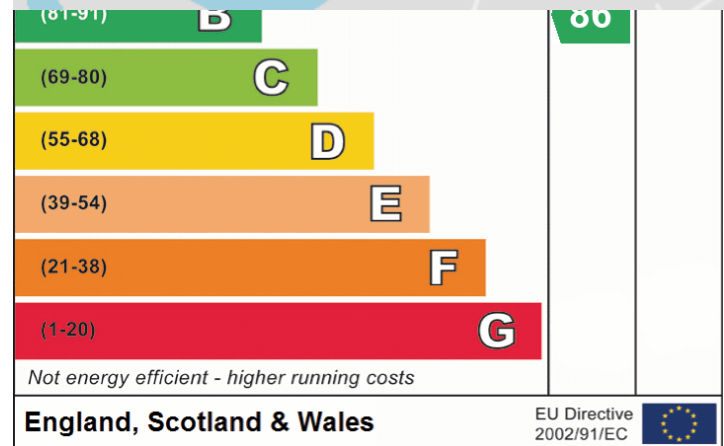
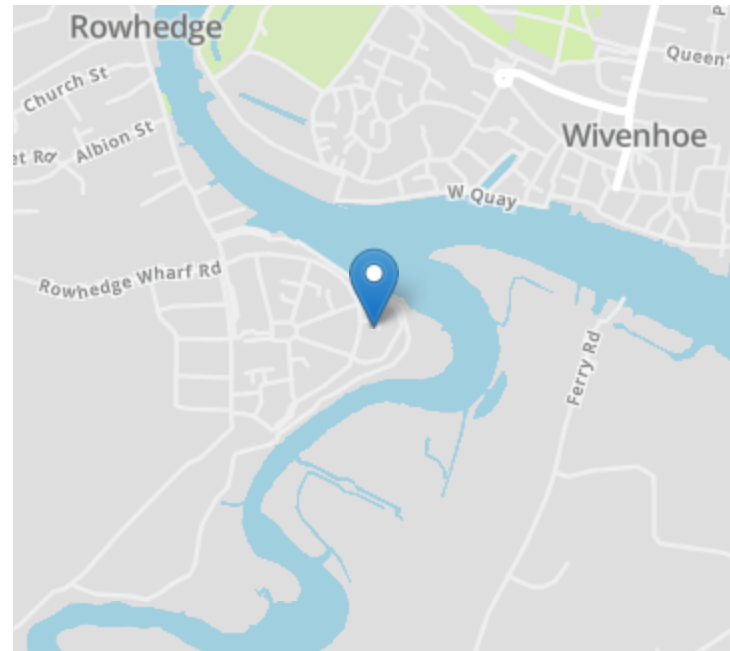
Please be advised that this property has an estate charge applicable/payable per annum. This charge contributes to the upkeep of the immediate development, its amenities and surrounding area. We advise all interested parties to confirm the fee payable and legal set up with their appointed conveyancer, 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.

# 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.