



- GUIDE PRICE £300,000 - £325,000
- Stunning Contemporary Semi-Detached Home
- Located At Rowhedge Wharf, Highly Sought After
- Open Plan Kitchen/Diner
- Large Living Room With Storage
- Three Generous Bedrooms
- En-Suite And Family Bathroom
- Landscaped Rear Garden
- Garage And Parking

## 5 Maritime Approach, Rowhedge, Colchester, Essex. CO5 7BA.

GUIDE PRICE £300,000 - £325,000 A simply stunning example of a contemporary three bedroom semi-detached house, positioned within the ever popular village of Rowhedge, providing any prospective purchaser with its idyllic village lifestyle and envious views over the River Colne over to Wivenhoe. Built to an incredible standard and high specification throughout by Bloor Homes, the property is approaching a few years old and allows for modern day living with its exceptional open plan kitchen/diner to the rear of the property, leading onto an attractive rear garden which has been beautifully landscaped.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

With radiator and stairs rising to first floor, doors to;

### Lounge



4.37m (14'4") x 3.66m (12'0") With double glazed window, radiator and under stairs storage cupboard, door to;

### Kitchen/Diner



3.71m (12'2") x 3.63m (11'11") With double glazed French doors giving access to garden, Integrated fridge/freezer and electric oven, wooden laminated work surfaces with cupboards under, one and a half sink and drainer set to surface, wooden laminated work surfaces, further wooden laminated work surfaces with cupboards under, four ring electric hob set into surface with extractor over, range of eye level cupboards, radiator, open to;

### Utility Room

With work surface with space for washing machine under, eye level cupboards over concealing wall mounted gas boiler and access to:

## WC

With close coupled WC, wall mounted wash hand basin, radiator and extractor fan.

## First Floor

### Landing

With loft access and doors to;

### Bedroom One



2.97m (9'9") x 2.77m (9'1") With double glazed window, radiator, built in wardrobes and access to:

### En-Suite Shower Room



With fully tiled double shower cubicle, wall mounted wash hand basin, close coupled WC, double glazed window and heated towel rail.

# Property Details.

## Bedroom Two



3.10m (10'2") x 2.67m (8'9") With double glazed window and radiator.

## Bedroom Three



3.58m (11'9") > 6'11" x 1.98m (6'6") With double glazed window, radiator and storage cupboard.

## Family Bathroom



With Panelled enclosed bath with shower attachment over, wall mounted hand wash basin, close coupled WC, double glazed window and heated towel rail.

## Outside

### Rear Garden



The rear garden has been landscaped and offers a patio area which leads to the lawn. There is also access to the garage.

### Garage

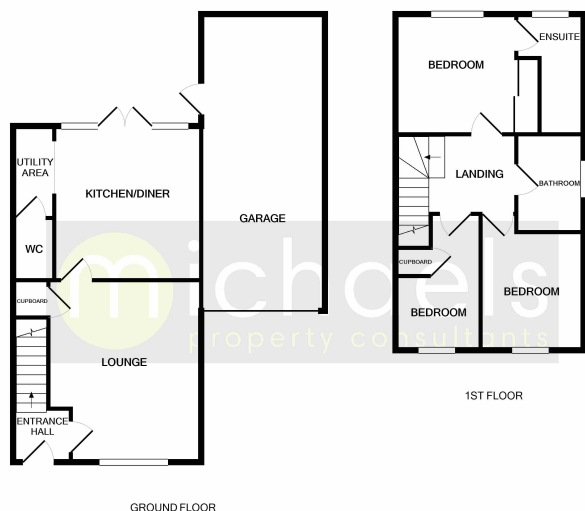
23' 5" x 9' 9" (7.14m x 2.97m) With up and over door to front, power and light connected, door to side, eaves storage.

### Driveway

In front of garage providing off road parking.

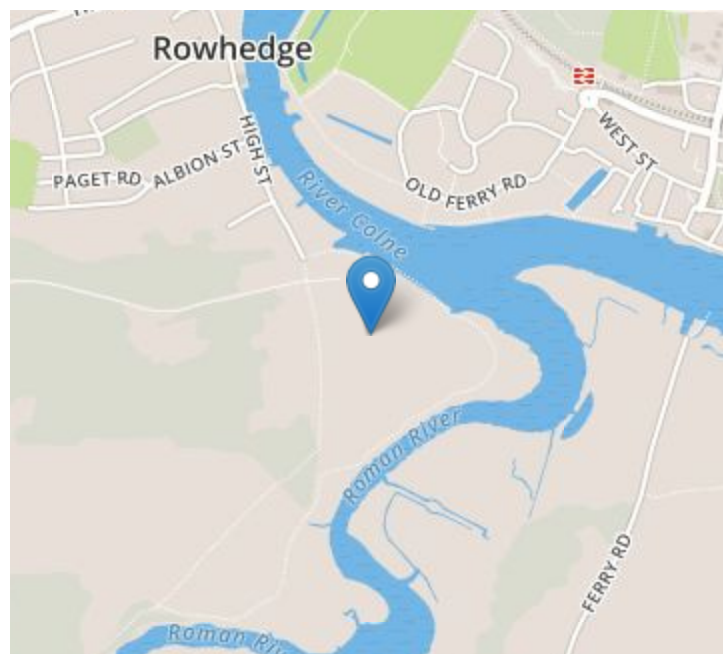
# Property Details.

## Floorplans

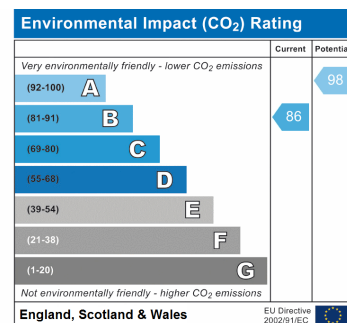
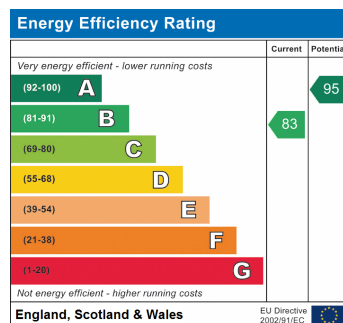


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.