



- A Truly Beautiful Three Bedroom End Of Terrace Cottage
- Off Road Parking!
- Bespoke Made To Measure Window Shutters Throughout
- Well Proportioned Living Room
- Modern Fitted Kitchen-Diner
- Two Large Double Bedrooms & Sizeable Third Bedroom
- Private Courtyard Style Garden, Landscaped To A Low Maintenance Design.

31 High Street, Rowhedge, Colchester, Essex. CO5 7ET.

This truly beautiful three bedroom home resides in the enviable position overlooking the River Colne with far reaching views across to Wivenhoe and beyond. The property has been re-designed over previous years and provides the perfect combination of contemporary and traditional aspects, is finished to a high standard and offers spacious accommodation throughout. The ground floor comprises of a large lounge, modern kitchen/ diner and cloakroom. The first floor allows for three well proportioned bedrooms, with the principle room featuring a contemporary en-suite and the property also benefits from a family bathroom on the first floor.



Property Details.

Ground Floor

Living Room



12' 1" x 23' (3.68m x 7.01m) Entrance door to living room with stairs to first floor, window to front aspect with bespoke shutters, two radiators and further opening to:

Kitchen-Diner



11' 8" x 20' 5" (3.56m x 6.22m) Double glazed window and patio doors to rear garden area, contemporary kitchen with base and eye level units with roll top work surfaces with splash back, four ring electric hob with oven and extractor over, one and a half sink unit with mixer tap, single radiator, further door to cloak room, window to rear aspect with bespoke shutters, rear door providing access to private courtyard garden.

Cloakroom

Vanity sink unit with mixer tap and tiled splash back, low level WC.

First Floor

First Floor Landing

Velux window, door to storage cupboard, further doors to:

Master Bedroom



12' 2" x 11' 5" (3.71m x 3.48m) Double glazed window to front with views over the river colne, single radiator, loft access door to en-suite

En-suite Bathroom



Fully tiled walk in corner shower unit, vanity basin with mixer tap and built in low level WC, electric towel rail.

Property Details.

Bedroom Two



17' x 7' 5" (5.18m x 2.26m) Double glazed window to rear, single radiator.

Bedroom Three



8' 10" x 9' 1" (2.69m x 2.77m) Double glazed window to rear, single radiator.

Family Bathroom



Fully tiled panelled bath with shower over and mixer tap with shower attachment, contemporary vanity sink unit with built in low level WC and tiled splash back.

Rear Garden



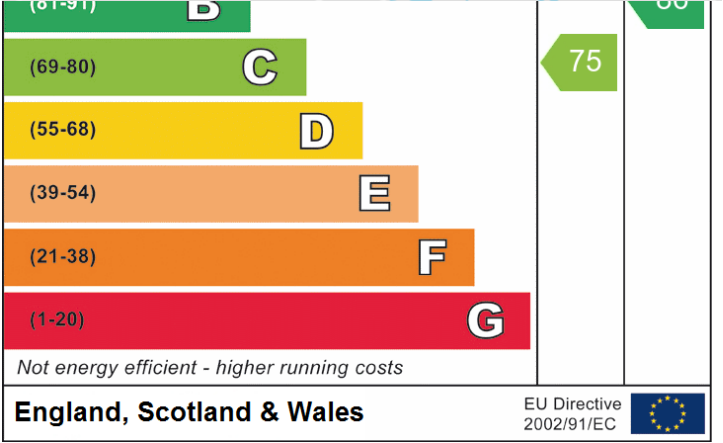
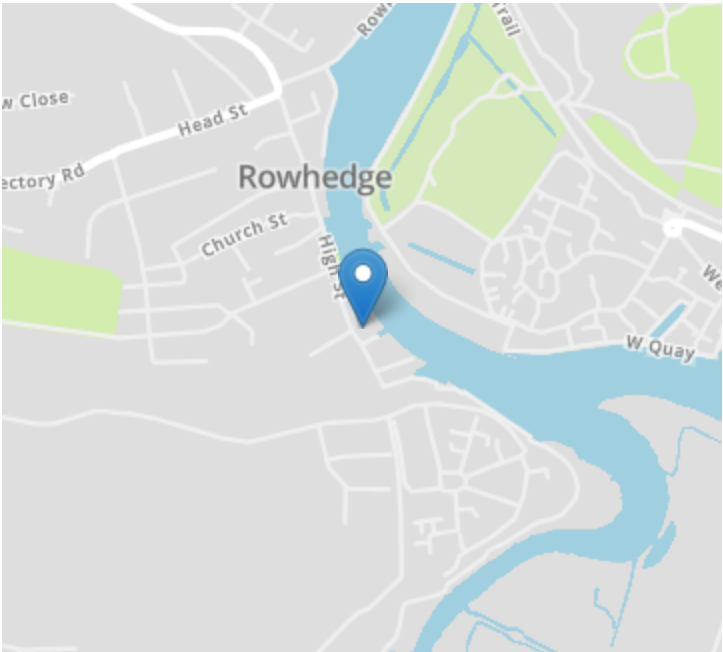
The property has a courtyard low maintenance landscaped garden featuring an ample size patio, ideal for an outdoor seating area and with steps up on to a pathway providing rear access. The rear access is ideal for the use of bicycles. There is the benefit of a timber shed which was in the process of being converted into an outdoor office & could be utilised by any prospective purchaser to their choice of use e.g. home office or simply additional storage.

Parking is available off road for one vehicle to the front of the property, with further parking accessible along the river front.

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.