



- Enjoys Breathtaking Views Over The Roman River & Towards Wivenhoe
- Recently Constructed By Highly Reputable Builders
- Four Bedrooms With En-Suite Shower Room To Master Bedroom
- Second Floor Lounge With Juliet Balcony Overlooking The River
- Large First Floor Balcony
- 29ft Open Plan Kitchen/Dining/Family Room
- Garage And Parking

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

Offering an incredible position with breathtaking views over the Roman river and across to Wivenhoe is this exceptionally well presented and deceptively spacious four bedroom semi-detached town house. Recently constructed by highly reputable builders 'Bloors Homes' - Rowhedge Wharf 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 provides excellent access to Rowhedge's delightful array of shops, two local pubs and restaurants all within just a short stroll.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and door to;

### Kitchen/Dining/Family Room



An excellent space for entertaining with French doors to the front and rear, two radiators, tiled floor, built in storage cupboard, a range of matching contemporary eye level and base units with drawers and worktops over, inset one and a half sink and drainer, integrated fridge/freezer and dishwasher, electric double oven with hob and extractor hood over, LED lighting, TV point and door to;

### Utility Room

With single door to rear, eye level units and worktop with space and plumbing for washing machine under, door to;

### WC

With close coupled WC, wall hung wash hand basin, radiator.

## First Floor

### Landing

With stairs to second floor, French doors to balcony and doors to;

## Bedroom Two



10' 1" x 9' 2" (3.07m x 2.79m) With French doors providing access to balcony, radiator.

## Bedroom Three

11' 10" x 9' 2" (3.61m x 2.79m) With window to rear, radiator. (currently used as a walk in wardrobe.)

## Bedroom Four

8' 6" x 6' 10" (2.59m x 2.08m) With window to rear, radiator.

## Family Bathroom

With panelled bath and shower attachment, part tiled walls, heated towel rail, wash hand basin, close coupled WC.

## Balcony



Positioned to the front enjoying exceptional views of the Roman River.

## Second Floor

### Second Floor Landing

# Property Details.

## Lounge



17' 3" x 12' 5" (5.26m x 3.78m) With French doors to front and Juliet balcony, radiator, TV point, door to large cupboard.

## Bedroom One



12' 5" x 11' 10" (3.78m x 3.61m) With window to rear, radiator, built in wardrobe.

## En-Suite



With obscure window to rear, heated towel rail, shower cubicle, close coupled WC, wash hand basin, part tiled walls.

## Outside

### Front & Rear Garden



Outside, the property has a generous rear garden and a front garden suitable for an outdoor bistro set.

## Garage

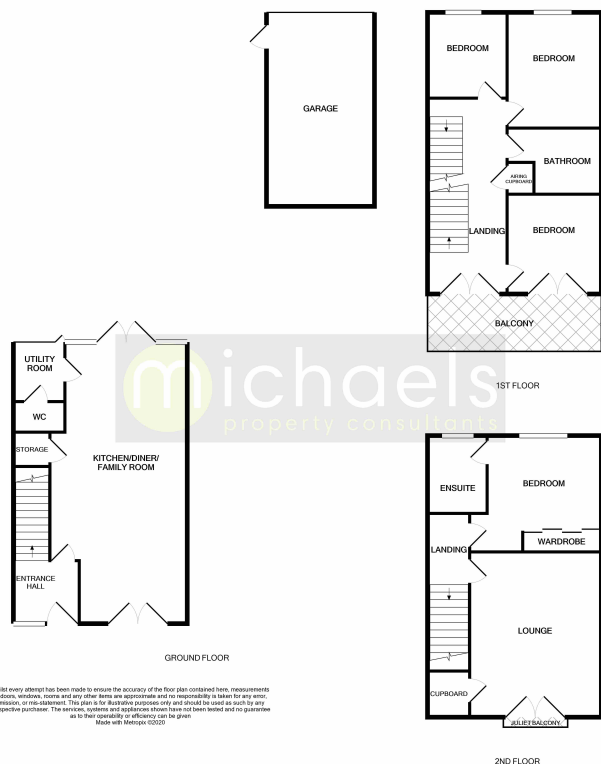
20' 9" x 10' 9" (6.32m x 3.28m) With up and over door to front. Allocated parking space located to the side of the property.

## Maintenance Charges

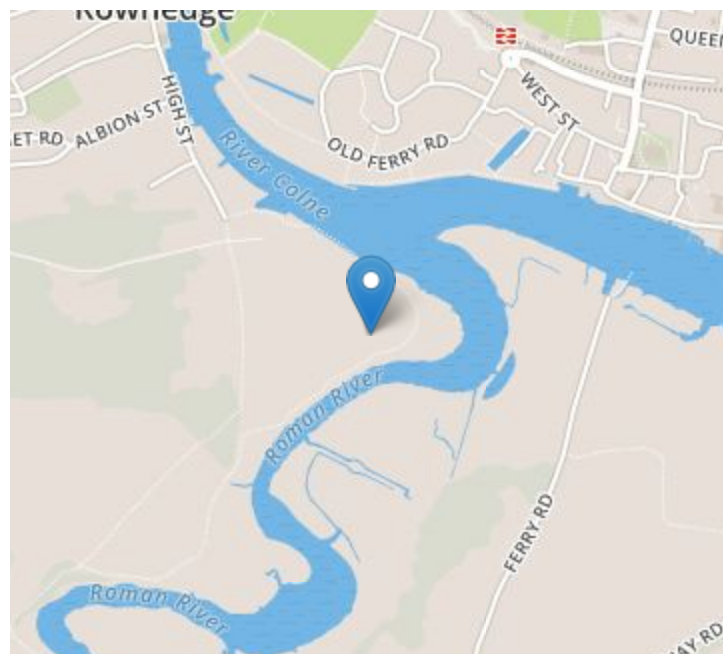
The current owner has advised there is a maintenance charge of £147.93 paid per annum.

# Property Details.

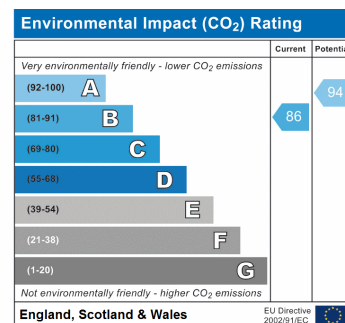
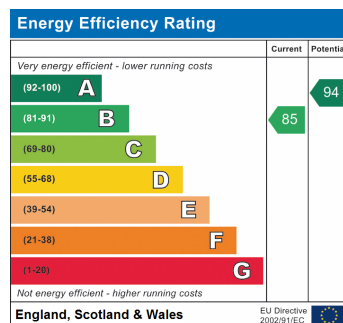
## Floorplans



## 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.