

Guide Price £300 000 - £325 000

Discover this delightful two-bedroom semi-detached home, perfectly positioned in the sought-after North Wharf Close in Rowhedge, Colchester. Ideal for first-time buyers or those looking to downsize without compromising on comfort or style, this property offers modern living in a peaceful, well-connected village setting.

Upon entering, you are welcomed into a spacious open-plan lounge, dining, and kitchen area beautifully designed to create a warm, sociable environment. Large windows fill the space with natural light, enhancing the contemporary finishes and creating an inviting atmosphere throughout. The well-equipped kitchen provides generous worktop space, ample storage, and integrated appliances, making everyday cooking both practical and enjoyable. Upstairs, the property features two well-proportioned bedrooms, each offering a comfortable retreat for rest and privacy. Versatile in use, they are ideal for a growing family, hosting guests, or setting up a home office. The modern family bathroom is finished to a high standard with stylish fittings, offering both function and a touch of luxury.

Outside, the property benefits from two allocated parking spaces a soughtafter advantage in the area. The private, fully enclosed rear garden includes a neat lawn, a charming patio for all fresco dining, and a lovely garden room, perfect for hobbies, relaxation, or an additional workspace. Situated within easy reach of Rowhedge's local amenities including shops, riverside walks, pubs, schools, and excellent transport links this home offers the ideal blend of tranquillity and convenience. It's a superb opportunity to enjoy a well-connected lifestyle in one of Colchester's most highly regarded villages.

Agents Note

Service charge/ground maintenance for the estate is approximately £150 pe







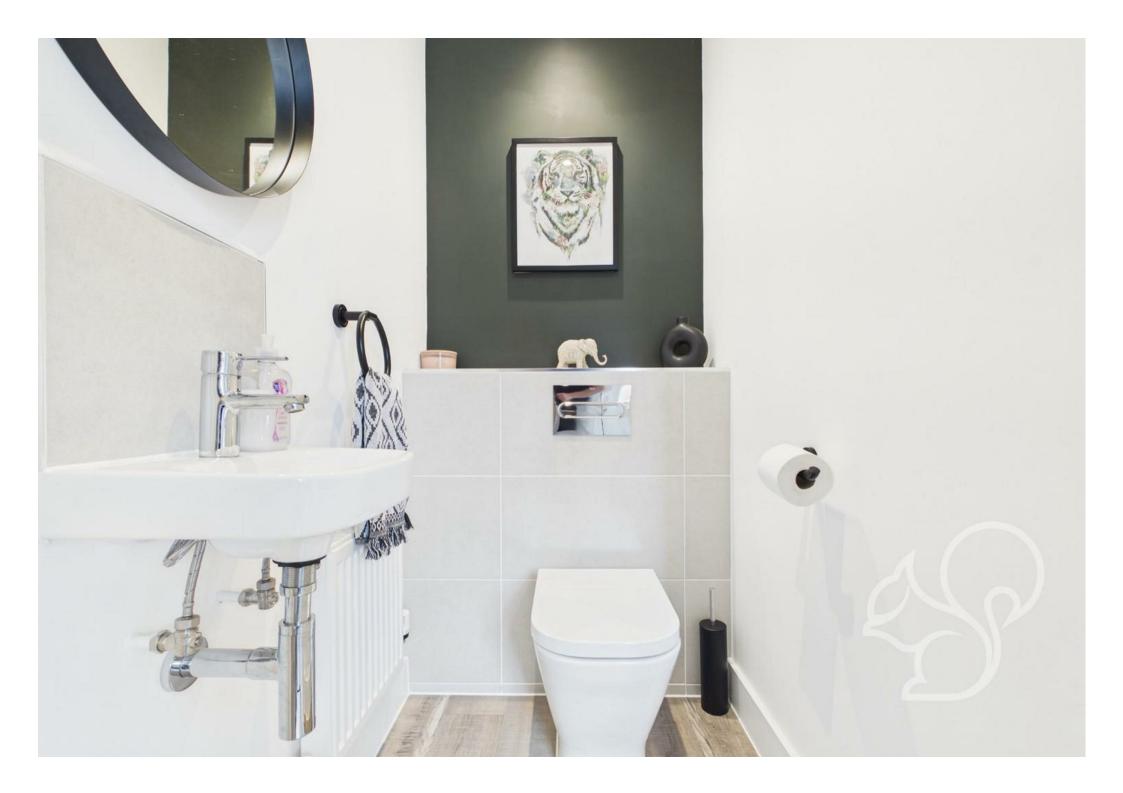






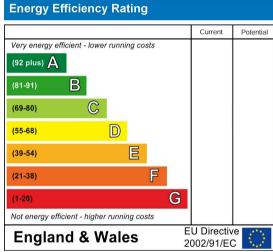












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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