

oakheart

£317,000

Offers In Excess Of
Copse Drive, Rowhedge, Colchester

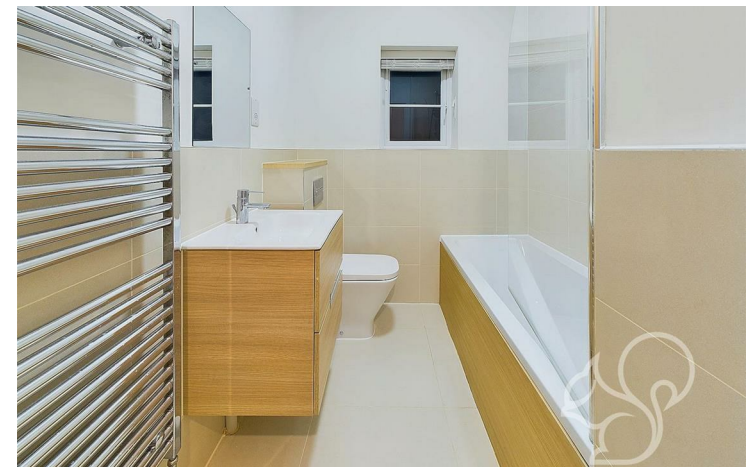
This stunning new-build three-bedroom terraced house in the charming village of Rowhedge offers modern living in a desirable location. The property features a thoughtfully designed layout, including a spacious master bedroom complete with an ensuite and built-in wardrobes, ensuring a stylish and organised retreat. The two additional bedrooms provide versatility for family living, guests, or a home

office.

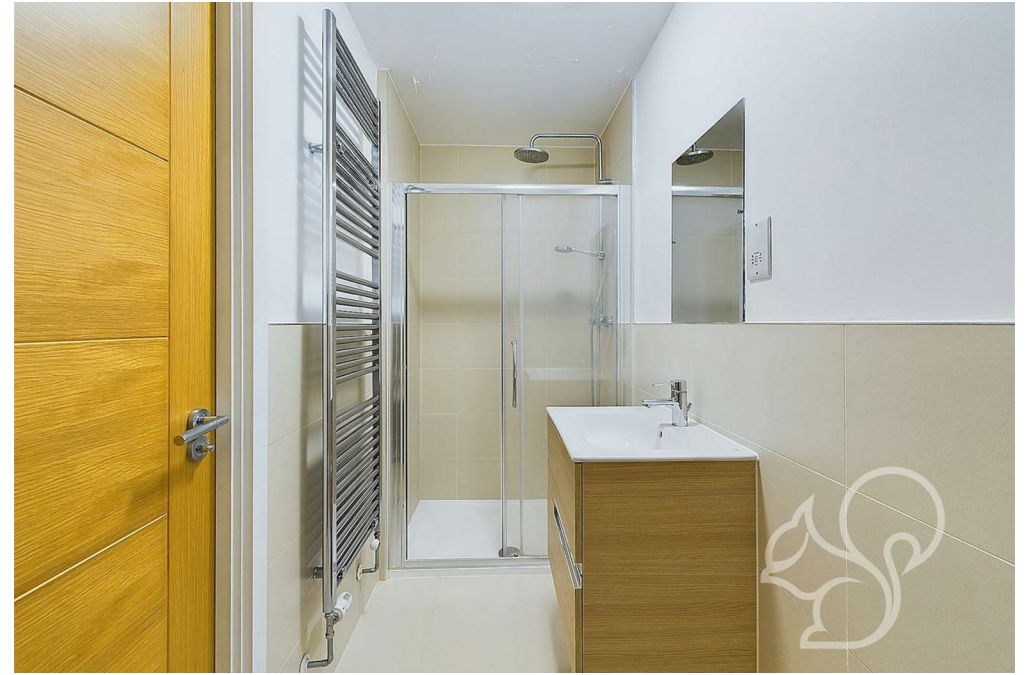
The ground floor is designed for convenience and comfort, boasting a bright and airy living area that seamlessly connects to the contemporary kitchen and dining space, perfect for entertaining or everyday family life. A downstairs WC adds practicality, while high-quality finishes and fixtures

throughout the home enhance its appeal.

Outside, the property benefits from allocated parking, making it ideal for those seeking easy access and convenience. Situated in Rowhedge, this home is within reach of local amenities, scenic walks, and excellent transport links, blending the best of modern design with the tranquility of village life.

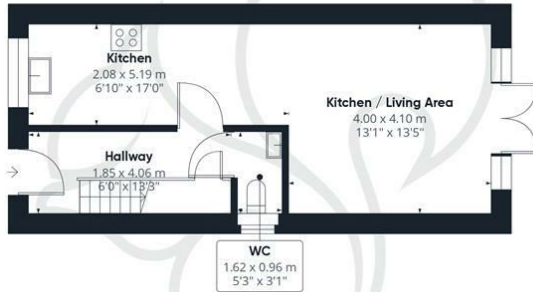




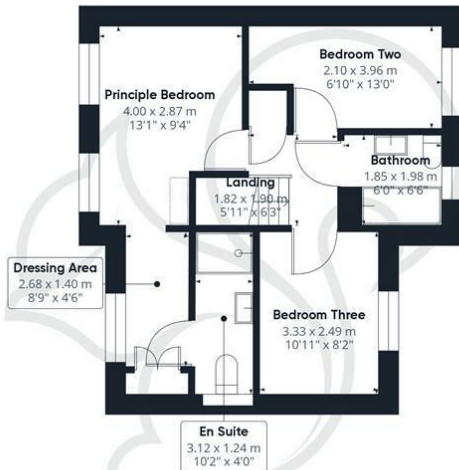




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Ground Floor



Floor 1

Approximate total area
78.28 m²
842.6 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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