

oakheart



£325,000

Offers In Excess Of  
Marsh Crescent, Rowhedge



Positioned in the heart of the desirable riverside village of Rowhedge, this beautifully presented three-bedroom semi-detached home offers an ideal blend of style, comfort, and practicality. Set within a modern development, the property boasts a spacious internal layout enhanced by a bright and airy feel throughout, beginning with a generous entrance hallway that sets the tone for the rest of the home.

The ground floor welcomes you with a spacious hallway and impressive galleried landing, creating a striking first impression and offering an immediate sense of space. The lounge flows seamlessly into the open-plan dining area, where patio doors lead out to the rear garden—making it a perfect setting for

entertaining or family living. The square-shaped kitchen is both functional and modern, featuring contemporary cabinetry, ample work surfaces, and space for appliances.

Upstairs, the galleried landing continues the feeling of openness and leads to three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and fitted wardrobes, while the additional two bedrooms are serviced by a stylish family bathroom, making it ideal for a growing family or guests.

Outside, the rear garden is private and neatly landscaped, providing a

wonderful outdoor space with lawn and patio areas. A rear access gate leads directly to two allocated parking spaces, offering convenient off-road parking.

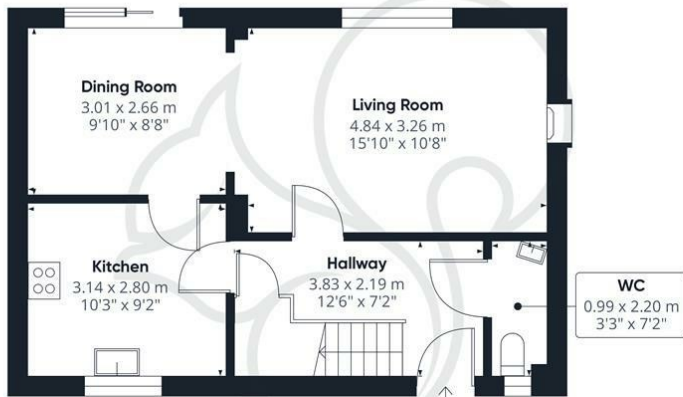
Situated close to the River Colne and local amenities including a primary school, pubs, and village shop, this home combines village charm with modern convenience and offers excellent transport links into Colchester and beyond. A fantastic opportunity to enjoy contemporary living in a sought-after location.



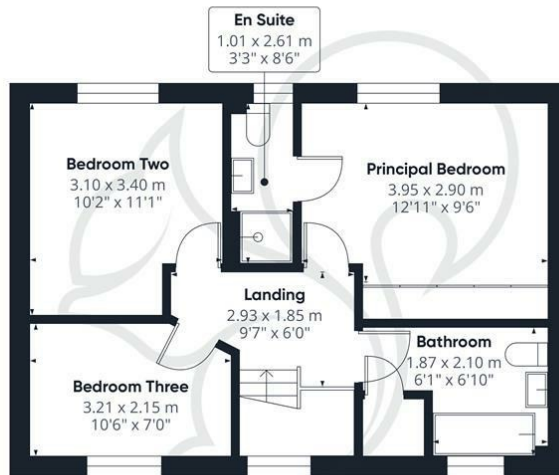








Ground Floor



Floor 1

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Approximate total area<sup>01</sup>

85.9 m<sup>2</sup>  
925 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

|                                             | Current                                                                                                      | Potential |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          |                                                                                                              |           |
| (81-91) <b>B</b>                            |                                                                                                              | <b>84</b> |
| (69-80) <b>C</b>                            |                                                                                                              |           |
| (55-68) <b>D</b>                            | <b>68</b>                                                                                                    |           |
| (39-54) <b>E</b>                            |                                                                                                              |           |
| (21-38) <b>F</b>                            |                                                                                                              |           |
| (1-20) <b>G</b>                             |                                                                                                              |           |
| Not energy efficient - higher running costs |                                                                                                              |           |
| <b>England &amp; Wales</b>                  | 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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