



**Quayside Parade, Rowhedge, Colchester, CO5 7DA**

**welcome to**

**Quayside Parade, Rowhedge, Colchester**

This three storey town house is situated in the popular village of Rowhedge, offering stunning views over the river, lovely walks and local amenities such as supermarket, popular village pubs, primary school and doctors surgery. This quaint and pretty village has a thriving close knit community.





**Situated in a lovely rural position on the banks of the River Colne, yet also offering excellent access into Colchester's city centre, this three storey town house offers the best of both worlds.**

**Ground floor accommodation comprises entrance hall, cloakroom, open plan kitchen/diner with French doors to rear and dual aspect living room also with French doors onto the garden.**

**The first floor offers spacious landing with access to a lovely terrace offering views over the river, master bedroom with en suite shower room, second bedroom and family Bathroom.**

**The top floor offers two further bedrooms (one with Juliet balcony) and shower room. There are also two useful loft spaces.**

**Externally there is a low maintenance garden to the front with views over the river, enclosed rear garden and two parking spaces.**

#### **Entrance Door To:**

#### **Entrance Hall**

Amtico flooring, radiator, stairs to first floor with under stairs storage, two double glazed windows to front.

#### **Cloakroom**

Low level w.c., wash hand basin, amtico flooring, radiator.

#### **Lounge**

16' 1" max x 16' max ( 4.90m max x 4.88m max )  
Double glazed double doors to rear, two double glazed widows to front, two radiators.

#### **Kitchen**

18' max x 12' 1" max ( 5.49m max x 3.68m max )  
Range of base and eye level units, work surfaces, inset one and a quarter sink unit with flexi hose mixer tap, glass splashbacks, integrated Bosch appliances comprising oven and four ring electric hob with extractor hood over, integrated dishwasher + fridge/freezer, utility cupboard with Bosch washing machine and tumble dryer, storage cupboard, amtico flooring, double glazed window to rear and double doors to rear.

#### **First Floor Accommodation**

#### **Landing**

Double doors leading to Balcony/Terrace, airing cupboard, radiator, stairs to second floor, double glazed window to front.

#### **Bedroom One**

18' max x 17' max ( 5.49m max x 5.18m max )  
Double glazed window to rear, double glazed window to side, loft access, radiator, dressing area with two sets of built-in wardrobes, door to:

#### **En Suite**

Low level w.c., shower cubicle, wash hand basin, tiled floor, double glazed window to front.

#### **Bedroom Two**

Irregular Shaped Room 15' max x 11' 1" max ( 4.57m max x 3.38m )  
Double glazed window to rear, radiator, built-in wardrobe.

#### **Bedroom Three**

11' 1" x 8' ( 3.38m x 2.44m )  
Double glazed windows to front to Juliet balcony with stunning views, radiator, loft access.

#### **Bedroom Four**

11' 1" x 7' 1" ( 3.38m x 2.16m )  
Double glazed window to rear, radiator.

#### **Bathroom**

Four piece suite comprising panel enclosed bath, shower cubicle, wash hand basin and low level w.c., heated towel rail, double glazed window to rear.

#### **Shower Room**

Shower cubicle, wash hand basin and low level w.c., radiator, tiled floor, double glazed window to rear.

#### **Loft Space One**

Newly added insulation and drop down ladder, boarded.

#### **Loft Space Two**

Drop down ladder, part boarded, newly insulated, solar panel battery inverter heat extractor and cooling fan.

#### **Outside**

There is a lovely low maintenance front garden.

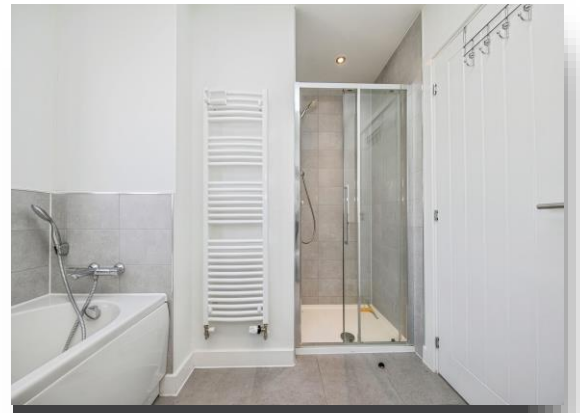
The rear garden is laid to lawn and patio, being partially walled and partially fenced. Gated access to parking area.

The property benefits from two parking bays.



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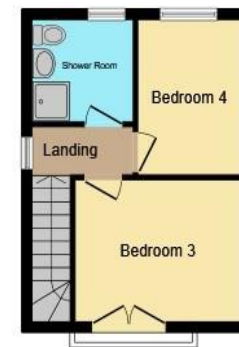




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Quayside Parade, Rowhedge, Colchester

- Lovely Town House In Popular Riverside Village
- Spacious Living Accommodation
- Four Bedrooms
- Cloakroom, 2 Shower Rooms & Bathroom
- Terrace With River Views
- Front & Rear Gardens
- Two Parking Spaces

Tenure: Freehold EPC Rating: C

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

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CCS120423 - 0004

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