



Woods Way, Rowhedge, Colchester, CO5 7FB

welcome to

Woods Way, Rowhedge, Colchester

This two bedroom modern DETACHED HOME is situated in the ever popular riverside village of Rowhedge, on a quiet no-through road and opposite peaceful woodland. The village benefits from lovely walks and local amenities such as supermarket, popular village pubs, primary school and doctors surgery.



This lovely modern home benefits from being detached and is situated in the quaint and pretty village of Rowhedge which benefits from a thriving community and lovely river front. The property could be ideal for a professional couple, small family or those wishing to downsize.

Ground floor accommodation comprises entrance hall, large open plan lounge/diner/kitchen with modern integrated kitchen and cloakroom.

The first floor offers two good size bedrooms and a modern family bathroom.

Externally there is an enclosed rear garden, car port and driveway parking for around 4/5 cars.

Entrance Door To:

Entrance Hall

Stairs to first floor, door to:

Cloakroom

Modern suite comprising concealed cistern w.c. and vanity wash hand basin, tiled floor, upvc double glazed window to side.

Lounge / Diner / Kitchen

31' 1" max x 13' 2" max (9.47m max x 4.01m max)
Large upvc double glazed windows and French doors to rear garden with shutters, two velux windows, upvc double glazed window to front with shutters, radiator, bespoke kitchen comprising range of modern matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated Siemens double oven, inset AEG induction hob with stainless steel splashback and extractor hood over, integrated Bosch washer/dryer, integrated Siemens dishwasher and fridge/freezer, ceiling spotlights.

First Floor Accommodation

Landing

Upvc double glazed window to side, built-in cupboard, doors to:

Bedroom One

13' 2" max x 9' 4" max + cupboard (4.01m max x 2.84m max + cupboard)

Two upvc double glazed windows to front, built-in wardrobe, radiator, carpet.

Bedroom Two

10' 7" max x 6' 8" max (3.23m max x 2.03m max)

Upvc double glazed window to rear, radiator, fitted wardrobe, radiator.

Bathroom

Modern suite comprising bath with shower over, vanity wash hand basin and concealed cistern w.c., part tiled walls, wall mounted cabinets, radiator, upvc double glazed window to rear.

Outside

There is a driveway providing off road parking and leading to covered Car Port, providing parking for around 4/5 cars.

There is a lovely private rear garden which comprises of composite decked seating area, lawned garden, mature shrubs and trees, all enclosed by fencing.

The property is situated close to green spaces and river walks.



view this property online williamhbrown.co.uk/Property/CCS120897



welcome to

Woods Way, Rowhedge Colchester

- Modern Detached House In Popular Village
- Spacious Open Plan Living Accommodation
- Modern Cloakroom & Bathroom
- Two Good Size Bedrooms
- Enclosed Rear Garden
- Car Port & Driveway Parking For 4/5 Cars
- Tranquil Setting Facing Woods

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£325,000



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



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CCS120897](https://www.williamhbrown.co.uk/Property/CCS120897)



Property Ref:
CCS120897 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)