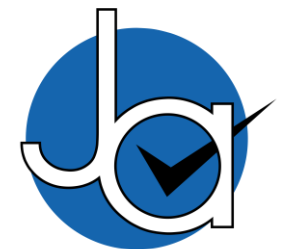




**4 bedroom
Detached
House located
in Rowhedge.**

**Guide Price
£400,000 - £425,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Rectory Road Rowhedge Colchester CO5 7HY

FULL DESCRIPTION

OVERVIEW

****GUIDE PRICE £400,000 - £425,000****

Located in the popular waterside village of Rowhedge, this spacious family home is well-maintained and welcoming.

The property features a warm entrance, comfortable lounge, fitted kitchen/diner, cloakroom, and a bedroom on the ground floor. Upstairs, there are three additional bedrooms, including a master en-suite and a family bathroom.

Perfect for families or those looking for a lovely home in a fantastic location, this property boasts beautiful waterfront views and easy access to local amenities such as pubs, shops, and cafes. Colchester's historic city centre is a short drive away, offering a range of dining, shopping, and leisure options. The mainline station provides direct trains to London in under an hour, and the A12 is conveniently close, making it ideal for commuters.

Outside the property benefits from a mature garden with is South-West facing and a gated driveway which can accommodate a number of vehicles.

ENTRANCE PORCH

ENTRANCE HALL

Wood-style laminate flooring, radiator and spotlights. Glass staircase leading up to the

second floor, under stairs closet, heating unit, entrance to

LOUNGE

15' 5" x 10' 10" (4.7m x 3.3m)

Bay window with double-glazing at the front, side window with double glazing, fireplace with a log burner, heating unit, and an entranceway that opens into the dining area.

KITCHEN / DINER

19' 4" x 8' 2" (5.9m x 2.5m)

Double-glazed french doors leading to garden. Electric Hob/extractor fan, double oven, spotlights in kitchen area and light pendant in dining area, radiator.

CLOAKROOM

BEDROOM FOUR

15' 5" x 7' 10" (4.7m x 2.4m)

Double-glazed windows, radiator and spotlights

FIRST FLOOR

LANDING

Access to the loft via hatch, closet for airing, side window with double glazing, and entrances to;

BEDROOM ONE

12' 6" x 10' 10" (3.81m x 3.3m)

Double-glazed window, radiator, pendant lighting, entrance to en-suite

EN-SUITE

Shower, WC and slim-line vanity unit



4



2



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BEDROOM TWO

15' 1" x 7' 1" (4.6m x 2.16m)

Double-glazed window at the front, fitted wardrobe, and radiator included

BATHROOM

Obscured double-glazed window to the rear, corner bath with overhead shower attachment and screen, low-level WC, freestanding washbasin, and radiator.

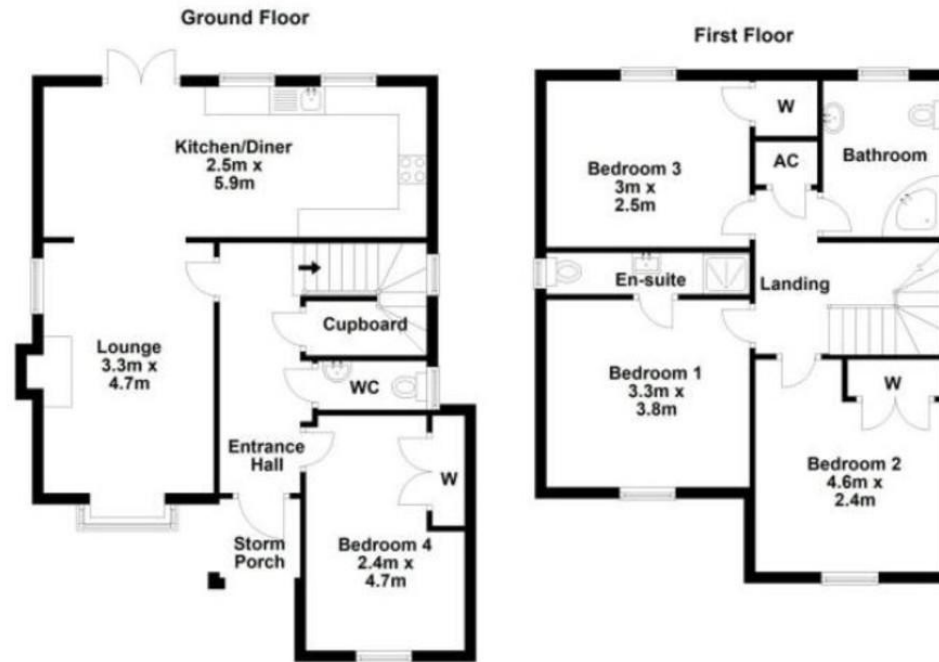
BEDROOM THREE

9' 10" x 8' 2" (3m x 2.49m)

Double glazed window to the rear, built in wardrobe and radiator.



FLOORPLAN



DIRECTIONS

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