



## Hillview Close, Rowhedge

**\*\*Chain Free\*\*** Nestled in the highly desirable village of Rowhedge, this delightful 3-bedroom semi detached chalet bungalow offers an exceptional opportunity for homeowners seeking both charm and potential. Well maintained, the property also presents an opportunity for the addition of personal touches or modern enhancements to add further value.

Guide price £325,000

# Hillview Close

Rowhedge, Colchester, CO5



- Chain Free
- Potential to add value through modernisation
- Garage
- 3 bedrooms
- Large sunny garden
- Rowhedge
- Spacious living area opening onto garden
- Off street parking
- Semi detached chalet bungalow

## The Property

At the heart of the home, a large open-plan living and dining area is flooded with natural light via sliding doors that provide a seamless transition to the garden, perfect for relaxation or entertaining. The sunlit kitchen is equipped with ample storage and counter space, featuring dual aspect windows that ensure a bright and airy space. It is complemented by a separate utility area that keeps everyday appliances and laundry discreetly tucked away.

The home boasts three well-proportioned double bedrooms. The two bedrooms on the ground floor include built-in storage, optimising the living space, while the upstairs bedroom offers extensive storage solutions and presents a potential project for those looking to increase value by adding an ensuite bathroom.

While the property is in good condition throughout, there is ample scope for modernisation and customisation and to increase the property value.

## The Outside

The property is attractive red brick, with a small walled front garden. There is a paved side access driveway and garage. To the rear, there is a very generously sized garden that basks in sunshine throughout the day. A paved patio area sits directly outside the reception space creating the perfect indoor/outdoor entertaining space. Ascend the brick steps and there is a large area laid to lawn with two sheds at the rear providing further outside storage options.

## The Area

Rowhedge, with its maritime heritage, riverside beauty, and close-knit community, offers a unique and charming place to call home. Whether you're seeking a tranquil retreat or a welcoming community to be a part of, Rowhedge has much to offer its residents.

Rowhedge offers good transport links to Colchester city centre and the wider region. Regular bus services connect the village to Colchester, making commuting and shopping easily accessible. Families with children are well-served by local schools, including Rowhedge Primary School, which is highly regarded for its commitment to education and community engagement. While Rowhedge retains its small-village charm, essential amenities are readily available. You'll find a local shop, a post office, and several pubs, making daily life convenient without the need to venture far.

## Further Information

Tenure: Freehold

Council: C

Borough: Colchester

Property Construction: Brick

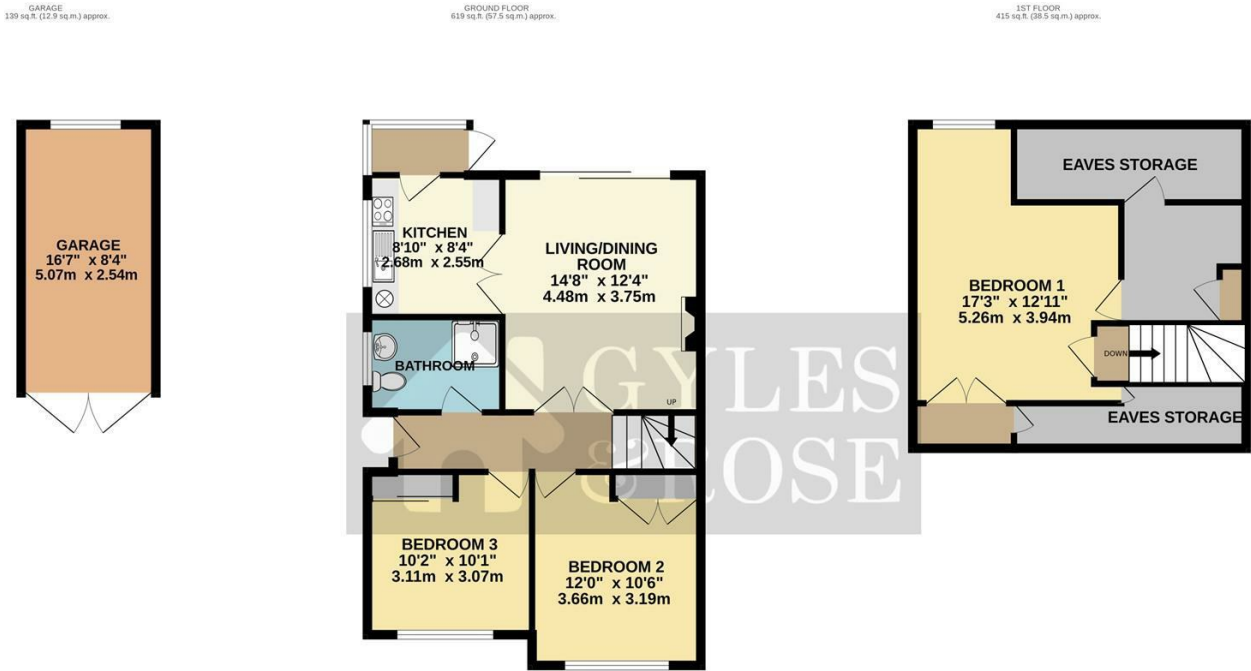
Gas, Water and Mains Electricity

Sellers Position - No Onward Chain





# Floor Plan



TOTAL FLOOR AREA: 1173 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	