



Seafarer Mews, Rowhedge, Colchester

****Chain Free**** This stunning contemporary 2-bedroom, 2-bathroom home in Rowhedge offers a perfect blend of modern design and comfortable living. Situated in a sought-after location, this property exemplifies the best of contemporary architectural trends.

Offers in the region of £294,000

Seafarer Mews

Rowhedge, Colchester, CO5



- Chain Free
- Downstairs WC
- Rowhedge
- Property can be sold furnished (exact items to be confirmed)
- Open plan sociable layout
- 2 bedrooms 2 bathrooms
- Allocated off street parking for 2 vehicles
- Generously sized sunny garden

The Property

As you step inside, you will be immediately struck by the beautiful design and deceptively spacious nature of the property. To the rear, there is an inviting kitchen/diner. This is the heart of the home, and the perfect place for entertaining friends or family. The kitchen diner seamlessly connects to the garden through large glass doors, flooding the space with natural light and creating a seamless indoor-outdoor flow.

Adjacent to the kitchen, you'll find a utility room. This dedicated space is designed to house laundry appliances and provide extra storage, ensuring a clutter-free living environment. You can also find the downstairs WC here.

The property boasts a separate living room although this is still incorporated to the open plan sociable layout of the ground floor which is what creates such exceptional entertaining space. This room is the perfect place to unwind at the end of the day.

Heading upstairs, you'll discover two generously sized double bedrooms. These bedrooms have both been thoughtfully designed and expertly executed. The principal bedroom features an ensuite bathroom and designated area for vanity table or wardrobes.

Additionally, the property includes a separate bathroom with a bath on the upper level. This ensures that home owners and guests have access to a well-appointed bathroom that is both functional and stylish.

The Outside

The front of the property has an attractive facade with a compact but manicured front flower bed and paved driveway. There is allocated off street parking to the side of the property.

To the rear, there is a beautifully landscaped sunny garden with a decked area perfect for outside dining. There is a large area laid to lawn and a paved pathway which borders and leads to an outside shed providing further storage space.

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: Colchester Banding: B

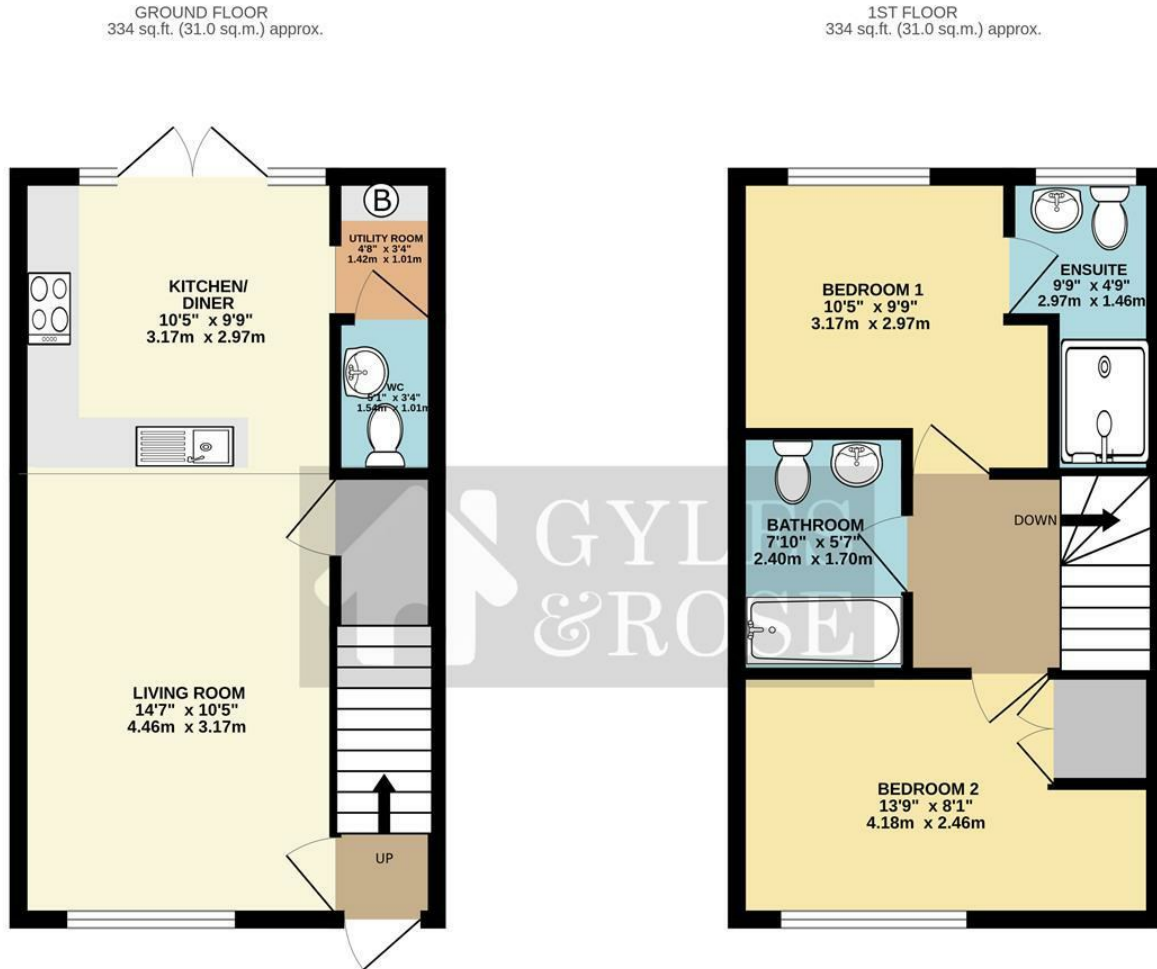
Property Construction: Brick

Mains Gas, Sewage and Water Supply

Estate Management Charge to First Port of Approx. £139pa



Floor Plan



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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 ₂) Rating	
Current	Potential	Current	Potential
84	97		
<p>Key: energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	