



**NP** NICHOLAS  
PERCIVAL

**For Sale.** 4 Sanderson Mews

Rowhedge, Colchester, Essex CO5 7HF

Incorporating **BS** BIRCHALL  
STEEL





#### **4 Sanderson Mews, Rowhedge, Colchester, Essex CO5 7HF**

Offered with no onward chain and situated in a private cul-de-sac is this detached three bedroom bungalow in the popular waterside village of Rowhedge near Colchester, Essex. The property offers three double bedrooms, one with ensuite, a family bathroom, kitchen / dining room, sitting room, and study (third bedroom).

Ample parking is provided via a block paved driveway and detached double garage.





## Secluded Position in a Private Cul-de-Sac Setting

Situated within a private cul-de-sac of just six individual properties in Rowhedge, this three bedroom bungalow enjoys a quiet residential location in this popular village.

The spacious dual aspect sitting room (with electric fire) provides access to the balcony, via French doors, and that overlooks the rear garden. The balcony was constructed around steps that lead down into the garden, and these could be uncovered and reinstated, should the new owners desire.

The well-equipped kitchen / dining room is also dual aspect with access to the rear garden via a small series of steps. There is an integrated fridge-freezer, integrated four-ring gas hob with accompanying extractor hood, integrated twin ovens and an integrated dishwasher. Storage is provided by a good array of cupboards and drawers whilst there is ample space for a dining table and chairs.

The principal bedroom is to the rear and benefits from built-in wardrobes and storage cupboards.

The accompanying ensuite comprises shower cubicle, pedestal handbasin and wc.

The second double bedroom is to the front of the property, as is the third, which presently used as a study.

The family bathroom completes the internal accommodation comprising bath with shower screen and shower attachment, pedestal handbasin and wc. Natural light floods the space via a sky lantern positioned above the bath.

## Outside

To the front of the property there is a block paved driveway for two vehicles in addition to the double detached garage, with power and light connected, and with the additional benefit of an electric door to one side. Steps lead down to the enclosed rear garden, which features many mature trees and shrubs.

There is also a patio, ideal for entertaining family and friends.





**Location.**

4 Sanderson Mews, Rowhedge,

Colchester, Essex

Sat-Nav Ref: **CO5 7HF**

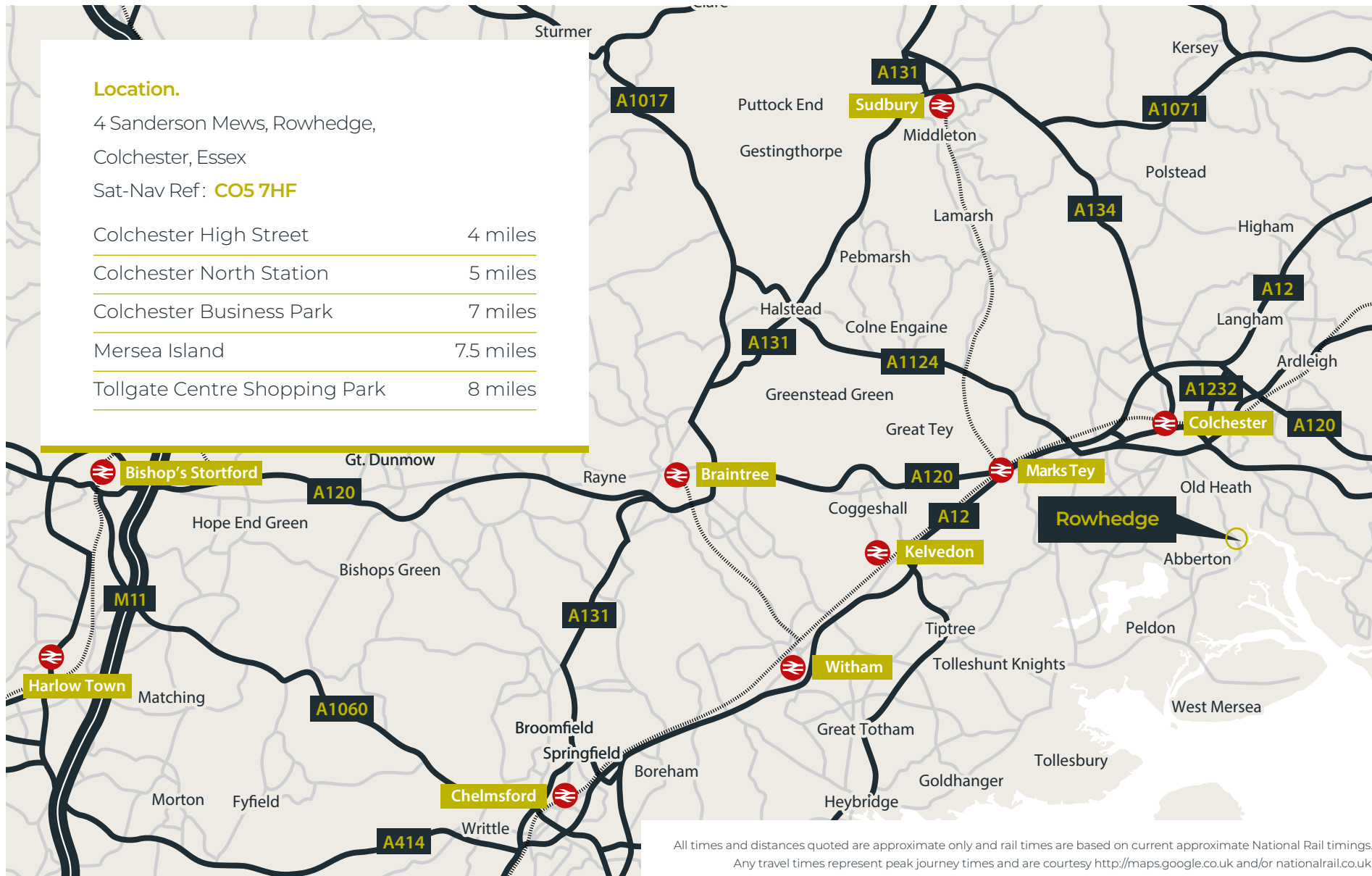
Colchester High Street 4 miles

Colchester North Station 5 miles

Colchester Business Park 7 miles

Mersea Island 7.5 miles

Tollgate Centre Shopping Park 8 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



## Location

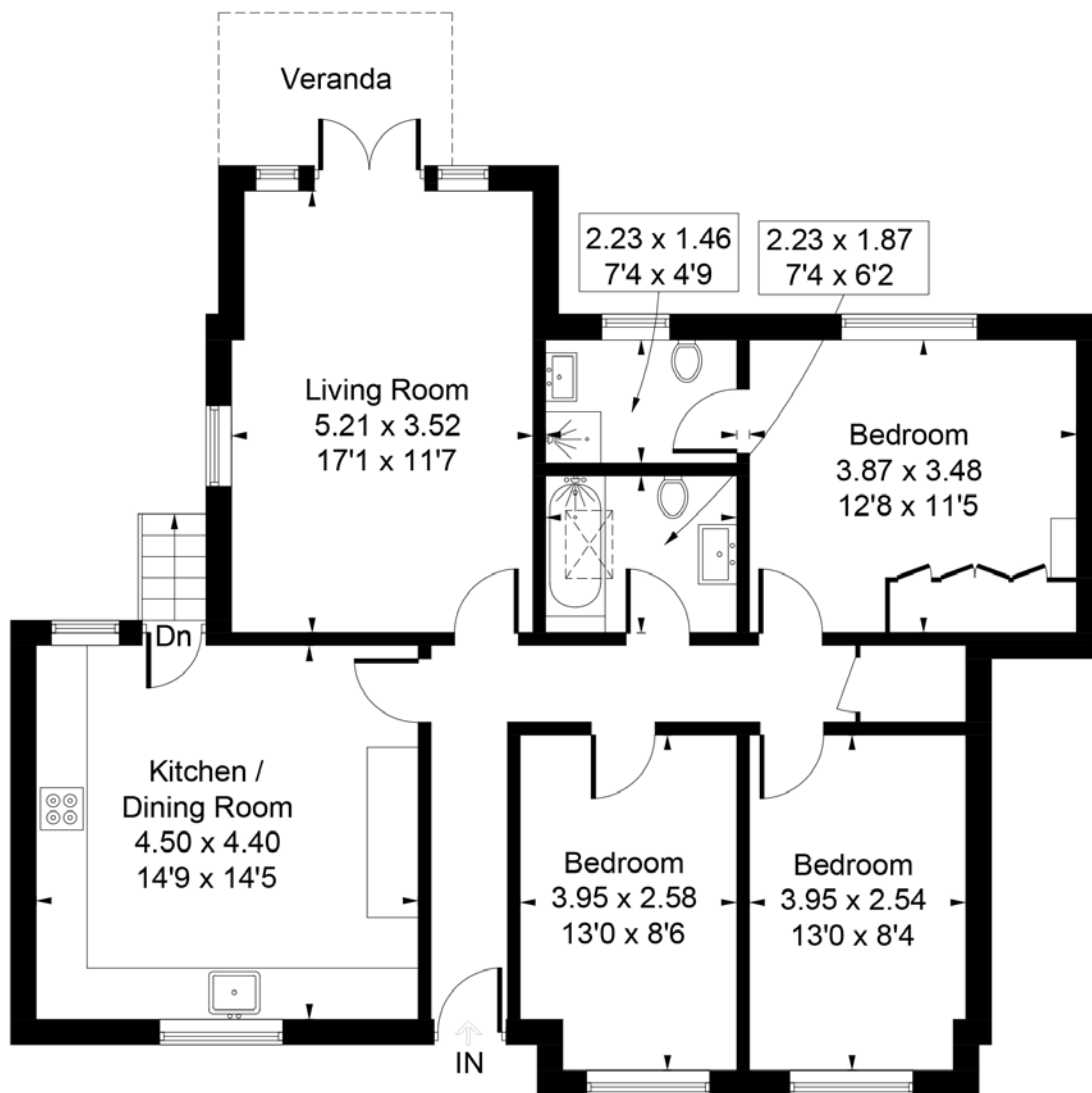
Rowhedge is a thriving, picturesque, village situated on the banks of the tidal River Colne, (close to the historic city of Colchester).

The oldest part of the village features narrow, winding streets, whilst the quayside is a peaceful spot to view passing watercraft. Useful village amenities include a doctors surgery, two public houses, a café and convenience store. The village is noted for the annual regatta, whilst an occasional foot-ferry provides access to the town of Wivenhoe on the opposite bank of the Colne.

The vibrant city centre of Colchester is just a short drive away, offering historic charm and cultural attractions, as well as mainline train services to London. Rowhedge offers the perfect balance between modern living and a relaxed, community-focused lifestyle.



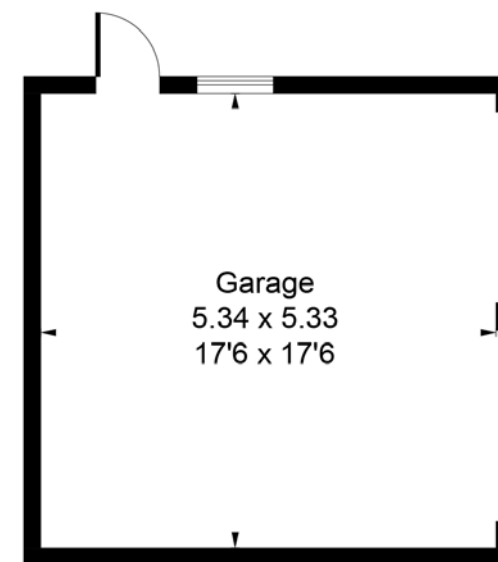
Approximate Gross Internal Area = 1000 sq ft / 92.9 sq m  
 Garage = 308 sq ft / 28.6 sq m  
 Total = 1308 sq ft / 121.5 sq m



## Agents Notes

- Tenure Freehold
- Gas Central Heating
- EPC C
- Council Tax Band D
- Mains Water, Drainage, Gas and Electricity Connected
- Restrictive Covenants Apply
- Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.







Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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Other charges such as solicitors' fees and removal costs will also need to be considered. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.