£400,000

Asking Price

Maritime Approach, Rowhedge, Colchester

**No Onward Chain**

Set in the highly sought-after riverside village of Rowhedge, this beautifully presented three-bedroom end-of-terrace townhouse combines modern design with village charm.

As you step into the entrance hall, you are welcomed into a bright and airy living room to the left, complete with air conditioning. Double doors lead into the impressive kitchen/diner, which is the heart of the home. A skylight over the dining area floods the room with natural light, while French doors open out onto the rear garden, creating a seamless indoor-outdoor flow. Off the kitchen/diner is a practical utility room and a downstairs WC.

The first floor hosts the generous second bedroom, complete with a Juliette balcony, alongside the third bedroom – currently used as a home office – and a modern family bathroom.

The entire top floor is dedicated to the principle suite. This luxurious space offers a large bedroom with its own Juliette balcony, a stylish walk-through wardrobe, and a private en suite.

The rear garden is designed for relaxation and entertaining, with a seating area and a versatile outbuilding, currently used as a fitness and wellness studio, benefitting from its own shower room and sauna. To the rear of the property is allocated parking for multiple cars, sheltered beneath a car port.

Built in 2017, the property offers flexible living across three floors, perfectly suited to family life or those seeking a balance between community living and access to Colchester's amenities. Rowhedge itself is renowned for its scenic waterfront, welcoming pubs, local shops, and picturesque riverside walks, while also providing excellent transport links and schools nearby.

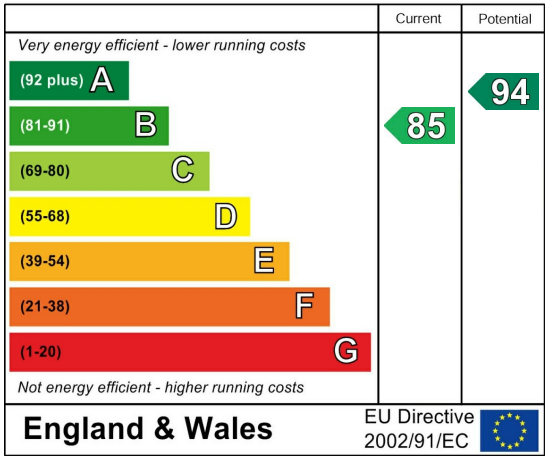
SAMSUNG
Hotpoint
got2b

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

## Energy Efficiency Rating




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Mersea
01206 382191
mersea@oakheart.co.uk
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart