



Rock Estates



Head Street

Rowhedge, Colchester, CO5 7HL

Offers in excess of £220,000



2



1



1



C

Head Street

Rowhedge, Colchester, CO5 7HL

- Modern Open-Plan Living Space
- Well Equipped Kitchen
- Modern Ground Floor Shower Room
- Close Proximity To Local Amenities
- Desirable Village Location
- Log Burning Stove
- Two Generously Sized Bedrooms
- River Colne Walks Nearby
- Excellent Transport Links
- ** GUIDE PRICE: £220,000 - £230,000 **



Tucked away on the popular Head Street in the picturesque riverside village of Rowhedge, this beautifully presented two-bedroom terraced home offers the perfect combination of charm, comfort, and convenience.

The property has been thoughtfully maintained and provides bright, welcoming accommodation throughout. The living room is an inviting space, filled with natural light and ideal for both relaxing and entertaining. The well-equipped kitchen is fitted with ample storage, and offers space for appliances in a practical and stylish environment for modern living. A contemporary family bathroom completes the ground floor, designed with a modern finish. Upstairs, there are two well-proportioned bedrooms. The principal bedroom is of a generous size with excellent storage options, while the second bedroom offers versatility as a guest room, or home office. The rear garden is of low maintenance, and mainly shingled with a useful storage shed.

Perfectly positioned, this home is just a short stroll from the scenic River Colne, where tranquil walks and picturesque views can be enjoyed year-round. The village itself boasts a welcoming and vibrant community, with an excellent selection of local amenities including traditional pubs, independent cafés, and a convenience store. Rowhedge is well-connected to Colchester town centre, offering a wide range of shops, restaurants, and cultural attractions. Regular public transport links and close proximity to Colchester's mainline train station make commuting effortless, with direct services to London Liverpool Street. Families will also appreciate the area's highly regarded schools and abundance of green open spaces.

This delightful home perfectly blends the charm of riverside village living with the practicality of modern life. Whether you're a first-time buyer, downsizer or investor, secure this stylish home in one of North Essex's most desirable and well-connected communities.

GUIDE PRICE: £220,000 - £230,000





Front

The front garden is enclosed with a charming white picket fence. The partially shingled area also has a path leading to the front door.

Living Room

12'3" x 10'8" (3.75 x 3.27)

Double glazed window to front. Laminate wood flooring. Fireplace with inset log burning stove and tiled hearth. Built in cupboards. Radiator. Opening to:



Kitchen/ Dining Space

9'10" x 12'3" (3.00 x 3.75)

Double glazed window to rear. Range of wall and floor units. Space for cooker, washing machine and tumble dryer. Inset ceramic butler style sink with mixer tap over. Oak worktop with tiled up stand. Laminate wood flooring. Feature exposed brick wall. Stairs to first floor. Opening to:

Rear Lobby

Laminate wood flooring. Part glazed door to rear garden. Door to:



Shower Room

Double glazed window to side. Shower cubicle. Low level W.C. Vanity unit with inset hand wash basin and cupboard storage below. Tiled walls and floor. Chrome heated towel rail.

Landing

Doors to:

Bedroom One

11'3" x 10'9" (3.44 x 3.28)

Double glazed window to front. Built in storage cupboard. Radiator.

Bedroom Two

9'10" x 8'7" (3.01 x 2.64)

Double glazed window to rear. Built in cupboard. Radiator.

Rear Garden

The low maintenance rear garden is predominantly laid with shingle stones and benefits from a useful storage shed and gated side access to the front of the property.



Floor Plan



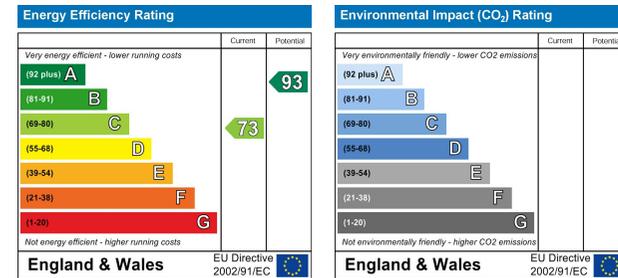
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddham Road., Needham Market, Suffolk, IP6 8NU
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk