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Signature

Nordwic, Parkfield Street,  
Rowhedge, Colchester, CO5 7EL





Nordwic  
Parkfield Street  
Rowhedge  
CO5 7EL

A spacious detached property within this popular village, a short distance from the river and village amenities.

The property occupies a plot in the region of half an acre and, subject to the usual planning consents, offers potential for further extension.

- Three reception rooms
- Kitchen and utility room
- Three bedrooms
- Bathroom and ensuite shower room
- Plot of approximately 1/2 an acre
- Garage and parking
- Potential to extend (stpp)
- No onward chain





The reception hall has stairs leading to the first floor and access to all ground floor rooms and cloakroom.

There is a fantastic lounge to the rear of the property which forms part of an extension with picture windows overlooking the rear garden and sliding doors lead to the patio terrace at the side. There is a cosy sitting room with a feature fireplace and sliding doors that lead to the patio terrace. An archway leads to the dining area which has a window to the front and side.

The kitchen is located to the rear of the property and is fitted with a range of units and appliances including a gas hob, oven and grill. A window overlooks the rear garden and a door opens to the patio terrace. There is a useful utility room which houses the wall mounted gas boiler (not tested), a door to the side and a further door leading into the integral garage.

On the first floor, the landing has an eaves storage cupboard, access to the loft space, velux skylight window and an airing cupboard. Bedroom one has windows to the side and rear, a walk-in wardrobe with further eaves storage and an en-suite shower room. There are two further bedrooms, both with built-in wardrobes and bedroom two has access to the boarded loft space via a loft ladder.

Finally on the first floor, the bathroom has a window to the front and comprises of an enclosed panel bath, wc and hand basin.



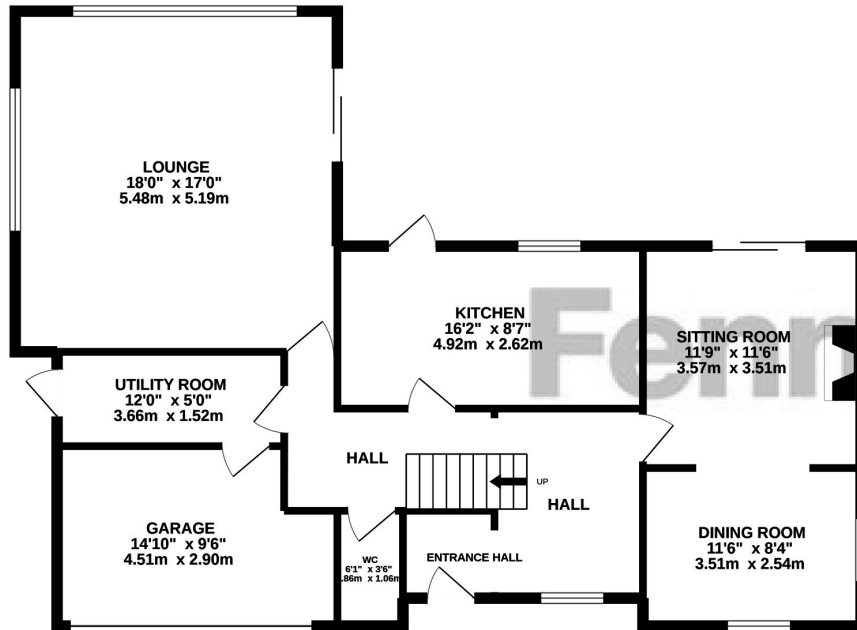




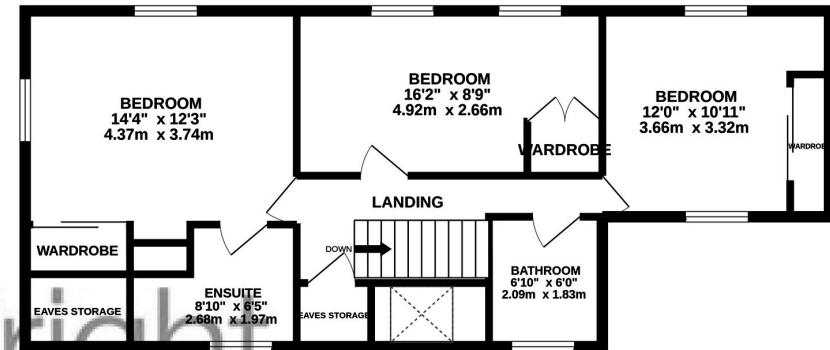




**GROUND FLOOR**  
1051 sq.ft. (97.6 sq.m.) approx.



**1ST FLOOR**  
672 sq.ft. (62.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.**

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## Outside

The property sits on an attractive plot in the region of half an acre with off road parking to the front for several vehicles with side access from both aspects. There is an extensive lawned garden to the rear with a paved patio terrace adjacent to the property with timber store to the side. Also within the grounds there is a timber summer house/chalet measuring 14' x 12' with power and light connected and adjacent patio. There is a patio area within the garden which also features established hedging, shaped flower beds and a large pond. There is an integral garage measuring 15' x 14', which can be accessed from the driveway with an electric up and over door and power and light connected.

## Location

The property is situated in the popular waterside village of Rowhedge, a short distance from the south of Colchester town centre. The property is a short walk to the river front, public houses and convenience stores providing shopping facilities for day to day needs. Rowhedge is situated on the banks of the River Colne and is popular with boating enthusiasts. There is also a good primary school within the village. Colchester town centre offers a further range of shopping facilities, bars and restaurants and mainline stations which provide services to London Liverpool Street.

## Directions

Proceed out of Colchester in a southerly direction along Military Road into Old Heath Road, continuing along over two mini roundabouts bearing left at the signpost to the village of Rowhedge. Bearing left onto the High Street along the river front, take the turning into Albion Street, then into Parkfield Street where the property will be situated down a private drive on the left hand side.

## Important Information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Our ref - PRC







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