



Echelon Walk, Colchester, CO4 6BW



welcome to

Echelon Walk, Colchester

This excellent DETACHED TOWNHOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is WELL PRESENTED THROUGHOUT. Nestled in an EXCLUSIVE POSITION to the North of Colchester the property is ideal for LOCAL SCHOOLS, various shops, Colchester General Hospital, COLCHESTER NORTH STATION and the A12/A120.



Entrance

The property is entered via the part leaded obscure double glazed door leading to:

Entrance Hall

Built-in understairs cupboard, stairs rising to the first floor and doors leading to;

Cloakroom

Leaded obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer tap, tiled splashbacks, radiator with decorative cover and extractor fan.

Living Room

17' 2" into bay x 11' 4" (5.23m into bay x 3.45m)
Leaded double glazed bay window to the front aspect and two radiators.

Utility Cupboard

4' 10" x 4' 8" (1.47m x 1.42m)
Grey high-gloss wall and floor mounted cupboards (housing the Ideal Logic boiler), worktop and plumbing for a washing machine.

Kitchen / Dining Room

20' 4" x 14' max (6.20m x 4.27m max)
Double glazed French doors opening onto the rear garden (flanked with double glazed windows), leaded double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, range of grey high-gloss wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, built-in electric double oven with four-ring electric hob and cooker hood over, two radiators and inset spotlights.

First Floor Landing

Leaded double glazed window to the side aspect, stairs rising to the second floor and doors leading to;

Bedroom Two

14' 6" x 10' 4" max (4.42m x 3.15m max)
Leaded double glazed window with the rear aspect, radiator and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the rear aspect, double shower cubicle with adjustable shower head and mixer tap, pedestal wash had basin with mixer tap, low level WC, heated towel rail, inset spotlights and part tiled walls.

Bedroom Three

10' 8" x 10' 6" max (3.25m x 3.20m max)
Leaded double glazed window to the front aspect and a radiator.

Bedroom Four

9' x 8' 4" max (2.74m x 2.54m max)
Leaded double glazed window to the front aspect and a radiator.

Family Bath / Shower Room

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, walk-in double shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spotlights and part tiled walls.

Second Floor Landing

Leaded double glazed window to the side aspect, built-in cupboard (housing the water tank) and a door leading to:

Bedroom One

15' 8" into dormer and wardrobes x 10' 10" max (4.78m into dormer and wardrobes x 3.30m max)
Leaded double glazed dormer window to the front aspect, access to the loft, built-in wardrobes with mirror fronted sliding doors, built-in storage cupboard, radiator and a door leading to:

En-Suite Shower Room

Double glazed Keylite skylight window to the rear aspect, shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, heated towel rail, shaver point, extractor fan, inset spotlights and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a gate to the rear (providing access to the garage and driveway).

Garage

Up and over door to the front with power and lighting connected.

Parking

The driveway can be found in front of the garage to the rear of the property (accessed via Wentworth Avenue).



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welcome to

Echelon Walk, Colchester

- Four Bedrooms
- Detached Family House
- High-Gloss Kitchen/Dining Room
- Two En-Suite Shower Rooms
- Garage and Driveway

Tenure: Freehold EPC Rating: B

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109056 - 0004

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