



3 bedroom Mid Terraced House located in Colchester.

Guide Price
£550,000 - £600,000

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Echelon Walk Colchester CO4 6BW

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £550,000 TO £600,000

The Echelon Building - Once a magnificent Edwardian hospital constructed with grand red brick, has been thoughtfully transformed into 17 distinctive homes, each more unique than the last. This residences artfully blend exquisite original features with sharp modern aesthetics, and boast rooms with exceptionally high ceilings, beautiful sash windows and adorned with contemporary zinc finishes and underfloor heated polished concrete.

STEP INSIDE

As you step into this home, you are greeted by an impressive hallway that leads into the expansive open-plan kitchen and dining area. This meticulously designed kitchen boasts German engineering, complete with high-end NEFF appliances and a comprehensive range of units centred around a large island.

The divider wall in the kitchen is a remarkable blend of form and function. It serves as a sophisticated partition between the kitchen/dining area and the spacious lounge. This wall is expertly designed with built-in appliances, ensuring a sleek and modern aesthetic. It houses state-of-the-art kitchen essentials, making cooking and entertaining a seamless experience.

The Living room leads from the kitchen/diner and again is presented with large sash windows and the added focal point of a marble fireplace with a cast iron ethanol wood burner.

A downstairs cloakroom positioned off the hallway adds practicality to the elegant layout.

The staircase, accented with glass balustrades, ascends to the first floor, where a galleried landing provides an ideal space for a home office.

The upstairs of this remarkable property is designed for luxury and comfort, featuring a spacious master suite that serves as a serene retreat. This suite includes a luxurious en-suite bathroom, a walk-in wardrobe, and an inviting sitting area, perfect for relaxation or private reading.

Adjacent to the master suite are two additional well-proportioned bedrooms that share a stylish family bathroom. Each room offers ample space and comfort, making them ideal for family or guests.

Additionally, there is a dedicated study area, providing a peaceful environment for work or creative pursuits. The upper floor is thoughtfully designed to combine functionality with elegance, ensuring a harmonious living experience for all occupants.

DIMENSIONS

Kitchen 5.85 x 5.51m (19'2" x 18'1")

Living Room 5.85 x 5.52m (19'2" x 18'1")

Ground Floor ceiling height 3.2m (10'6")

Master Bedroom 5.85 x 5.16/5.99m (19'2" x 16'11"/19'8")

Bedroom Two 2.82 x 2.90 (9'3" x 9'6")

Bedroom Three 2.82 x 2.61 (9'3" x 8'7")

First Floor ceiling height 3.3/3.4m (10'10"/11'2")



3



2



1



F



D



1,7
30



STEP OUTSIDE

The garden is a beautifully designed sanctuary, offering an inviting space for relaxation and leisure. With a well-maintained lawn and vibrant plantings, it provides a lush backdrop for outdoor activities. The path leading to the garden is lined with greenery, enhancing the sense of tranquility. Encased by fencing for privacy, this outdoor oasis combines elegance and functionality, making it ideal for both entertaining and peaceful retreats.

THE LOCATION

Located in the heart of North Colchester and just moments from Colchester's Northern Gateway, this property is perfectly positioned near top-tier schools and amenities. The area will soon feature some of Colchester's finest attractions, including the premium David Lloyd health club, a variety of eateries, and leisure facilities.

Additionally, it offers convenient access to the A12/A120 corridor for easy travel to London. Just a short walk away is Colchester's mainline station, providing direct links to London Liverpool Street Station, making it ideal for professionals.





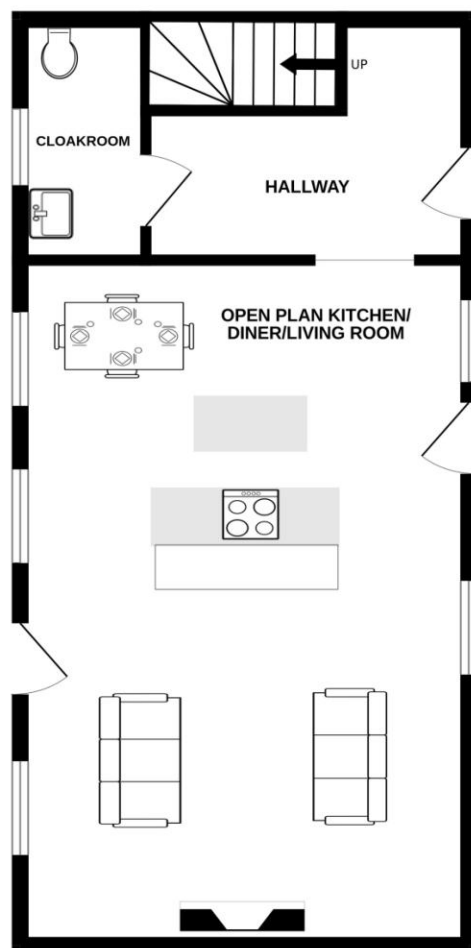
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FLOORPLAN

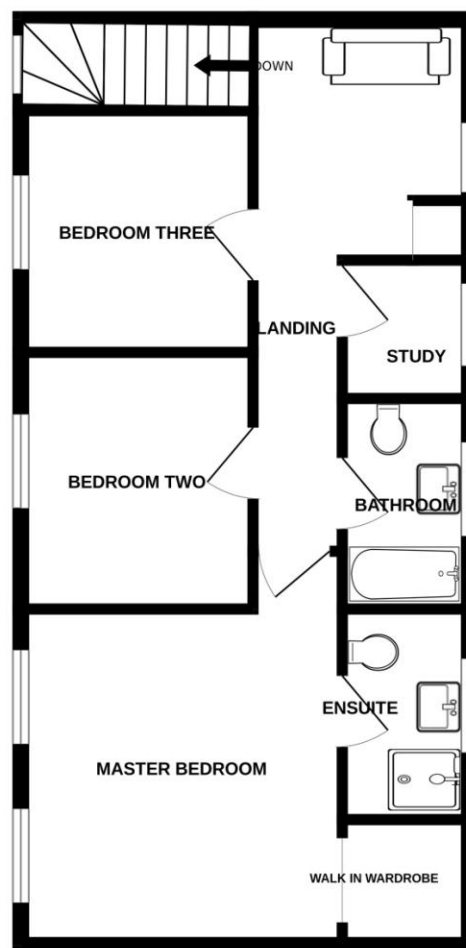
GROUND FLOOR



Ground Floor area
865 SQ FT
First floor area
865 SQ FT

Total Area
1,730 SQ FT

1ST FLOOR



DIRECTIONS

CONTACT

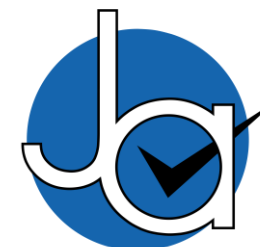
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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