



4 bedroom Town House located in Colchester.

Guide Price
£500,000 - £550,000

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JOHN ALEXANDER
ESTATE AGENTS

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1,811

FULL DESCRIPTION

THE OVERVIEW

GUIDE PRICE £500,000 TO £550,000

John Alexander is very proud to present to market this exceptional four-bedroom townhouse set across four beautifully appointed floors combining contemporary design with flexible living spaces and high-end finishes throughout. Ideally positioned within walking distance of Colchester city centre, the mainline railway station, and the tranquil Castle Park, this spacious home offers over 1,800 sq. ft of thoughtfully designed accommodation, perfect for modern family living and entertaining.

THE GROUND FLOOR

Step through the front door into a welcoming entrance hall, where stairs rise to the upper floors and a handy cloakroom/WC is tucked to the side.

Immediately adjacent, a practical utility room (converted from the rear of the original garage) features built-in units, an integrated freezer, plumbing for a washing machine, and a generous storage cupboard.

To the rear of the ground floor, you'll find a standout cinema/bar room – an ideal space for entertaining or relaxing with family. Complete with a fitted bar, breakfast bar, and shelving, this room opens through double doors to a stylish courtyard garden, creating a seamless indoor-outdoor flow.

THE FIRST FLOOR

Ascending to the first floor, you're greeted by a generous lounge overlooking the rear, filled with natural light and complemented by recessed lighting.

To the front lies a bespoke kitchen/diner, thoughtfully designed with an array of premium appliances including a steam oven, combination oven, integrated coffee machine, plate warmer, and induction hob with extractor hood. Quartz-style work surfaces are matched with soft-close cabinetry, an integrated dishwasher and fridge, and ample cupboard and pantry storage, making this a chef's dream and the true heart of the home.

THE SECOND FLOOR

The second floor features two substantial double bedrooms:

Bedroom One (rear-facing) is a luxurious principal suite, complete with an en-suite bathroom featuring a full-size bath, separate shower, WC, and wash basin. The room also includes a large built-in cupboard housing the boiler and a separate linen cupboard with the hot water tank.

Bedroom Two (front-facing) also benefits from its own private en-suite shower room, finished with quality tiling, a modern WC, and wash basin.

THE THIRD FLOOR

The top floor provides two further double bedrooms:

Bedroom Three (front-facing) is a bright and airy space ideal for guests, teenagers, or a home office.

Bedroom Four (rear-facing) includes a private en-suite shower room with modern fittings.

A separate shower room off the landing serves Bedroom Three, making this floor ideal for flexible multi-generational living or accommodating guests. Also located on this level is an airing cupboard (AC) for



additional household storage.

DIMENSIONS

Integral Storage

Utility Room 2.44 x 2.26 (8'0" x 7'5")

Cinema/Entertainment Room 4.78 x 4.11 (15'8" x 13'6")

Ground Floor W.C

First Floor Landing

Kitchen/Dining Room 6.22 x 4.57 (20'5" x 15'0")

Living Room 4.57 x 4.22 (15'0" x 13'10")

Second Floor Landing

Bedroom One 4.57 x 4.27 (15'0" x 14'0")

En-Suite

Bedroom Two 4.57 x 3.30 (10'10" x 15'0")

En-Suite

Third Floor Landing

Bedroom Three 4.27 x 3.96 (13'0" x 11'0")

En-Suite

Bedroom Four 3.96 x 3.35 (13'0" x 14'0")

En-Suite

THE OUTSIDE

The property benefits from a private driveway providing convenient off-road parking to the front. To the rear, a beautifully enclosed courtyard-style garden offers a tranquil, low-maintenance outdoor space, featuring a raised flower bed, a smart decked seating area, and gated side access-ideal for relaxing or entertaining in a private setting.

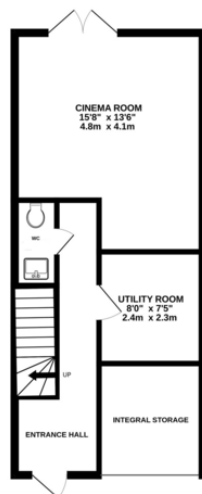
THE LOCATION

Occupying a superb location within comfortable walking distance of Colchester's mainline railway station, Castle Park and the city centre.

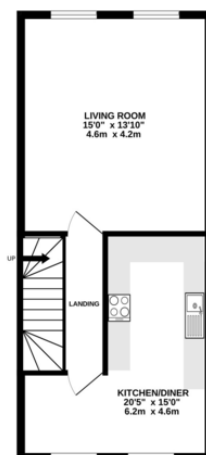


FLOORPLAN

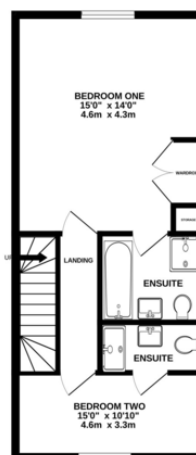
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
508 sq.ft. (47.0 sq.m.) approx.



3RD FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1911 sq.ft. (177.5 sq.m.) approx.

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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DIRECTIONS

CONTACT

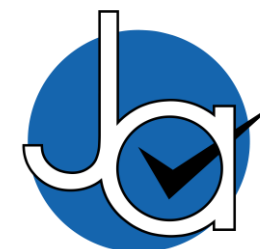
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