



Echelon Walk, Colchester

This exceptional 3-bedroom Edwardian townhouse in Colchester, newly converted in 2021, is a true masterpiece of design and craftsmanship. Spanning almost 2,200 Sq.Ft and finished to an exceptionally high standard, it seamlessly blends industrial décor with high-specification finishes, creating a residence that exudes style, elegance, and comfort.

Guide price £575,000

Echelon Walk

Colchester, CO4



- Stunning Edwardian family home
- Contemporary design and finish
- Sunny landscaped garden
- Guide Price £575,000 - £600,000
- 3 bedrooms
- Underfloor heating
- 3.5 Meter ceilings
- Exceptional living/entertaining space
- Off street parking
- Ultrafast Full Fibre Broadband

The Property

The heart of this home is undoubtedly the open-plan kitchen dining room, designed to perfection. With polished concrete flooring, the room is flooded with natural light from four feature sash windows, framed perfectly by bespoke wooden plantation shutters. This room exudes both elegance and functionality. The carefully considered decor, kitchen island, and Hacker quality German kitchen cabinetry are seamlessly integrated with high-end appliances, all of which pay homage to the property's period features. The stunning kitchen/dining room opens onto the spacious living area, measuring approximately 21 feet in length. Here, period features and contemporary design merge effortlessly to create an inviting space ideal for entertaining or unwinding after a long day. The entire ground floor benefits from underground heating, ensuring comfort and warmth throughout. A guest cloakroom and separate utility room completes the ground floor.

Ascending to the first floor, you'll discover three generously sized double bedrooms and the perfect space for a home office/study area. The principal bedroom is both spacious and luxurious, complete with its own ensuite bathroom. Each bedroom is designed for comfort and relaxation, with ample space and tasteful finishes. Additionally, there is also a stunning family bathroom for the convenience of residents and guests alike.

The Outside

The handsome facade of this period property is unparalleled. To the rear of the property there is a sunny and private garden. The garden has a paved patio area perfect for outside dining and also offering an attractive border to the area laid to lawn. This easy to maintain garden basks in sunshine throughout the day and offers the perfect place to entertain in the summer months. There is also off street parking for 2 vehicles as well as extensive communal grounds providing ample space for children to play, pets to roam and a beautiful verdant outlook from the property.

The Area

Nestled in Colchester bustling northern Gateway, this home offers a prime location that combines convenience and accessibility. It is situated just a stone's throw away from Colchester General Hospital, and for those commuting, the mainline railway station provides a direct route to London's bustling Liverpool Street Station, making city connections a breeze. The A12 is also only a few minutes away. David Lloyds highly regarded gym is within walking distance of the property, as well as Colchester Rugby Club and Northern Gateway leisure park which currently includes a Wendy's, Cineworld, Jump street, Bowling, Mini Golf experience and lots more!

There are a number of sought after schools within the immediate vicinity including Camulos Academy, The Trinity School and The Gilbert. A short drive away, there are both the Colchester Grammar Schools.

Within a short drive lies central Colchester, a vibrant hub offering a plethora of shopping delights, recreational amenities, and culinary experiences. Indulge in the city's charm with its wine bars, restaurants, and the renowned Mercury Theatre, all contributing to a dynamic lifestyle that blends urban allure with suburban comfort. A short drive away there is the added benefit of Stane's retail park with a wealth of shops and eateries.

Further Information

Tenure - Freehold

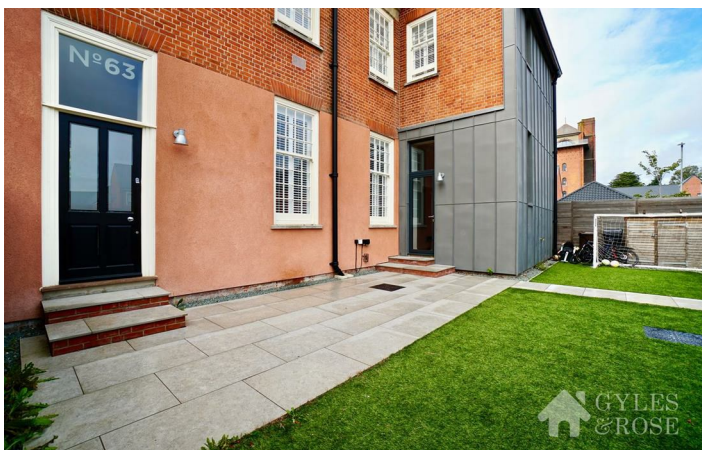
Council Tax Band - F

Estate Management Fee - c£294pa

Mains Gas, Water and Sewage

Construction - Brick

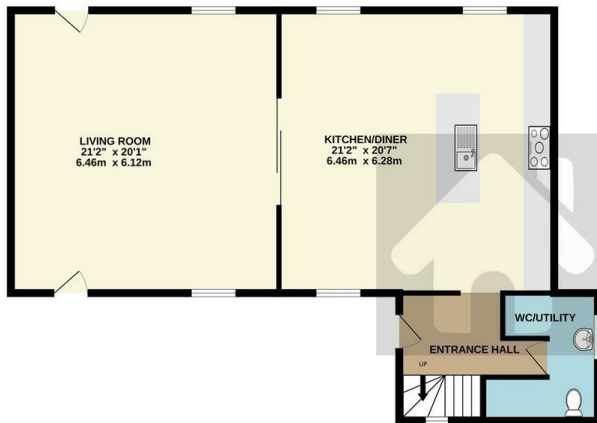
Sellers position - Needs to secure an onward purchase



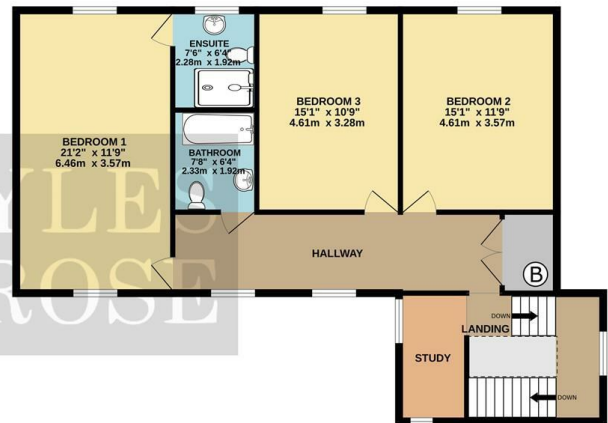


Floor Plan

GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 2162sq.ft. (200.9 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	