

Echelon Walk, Colchester

This stunning Edwardian conversion is more than just a property; it offers a lifestyle blending timeless elegance with modern practicality. Thoughtfully designed spaces and modern finishes make this home the perfect blend of classic character and contemporary living.

Guide price £700,000

Echelon Walk

Colchester, CO4



- Spacious sunny garden
- Contemporary design: polished concrete flooring
- Shutters throughout
- Close to the Mainline Railway Station
- Stunning Edwardian Conversion
- Underfloor Heating
- Study and Utility Room
- Period Features: high ceilings, stunning sash windows
- 4 Impressive bedrooms and 2 bathrooms & WC
- Walking distance to David Lloyds highly regarded gym

The Property

Upon entering, you're greeted by a spacious hallway with a beautiful stair case. Turn left and you'll step into the expansive kitchen and dining space, a room bathed in natural light thanks to its dual-aspect windows. The kitchen, designed in modern grey tones, boasts composite countertops, integrated appliances, and a stylish breakfast bar. This impressive area also includes a large formal dining section with picturesque views over the park.

On the opposite side, there's a bright garden room with triple-aspect windows and bi-folding doors that provide seamless access to the garden and offer a tranquil setting. Adjacent to this open-plan space is the living room, which showcases a charming feature fireplace and large windows that fill the room with light. Throughout the ground floor, high ceilings and polished concrete floors create a sleek, contemporary feel. The ground floor is also home to a convenient WC and a practical utility room.

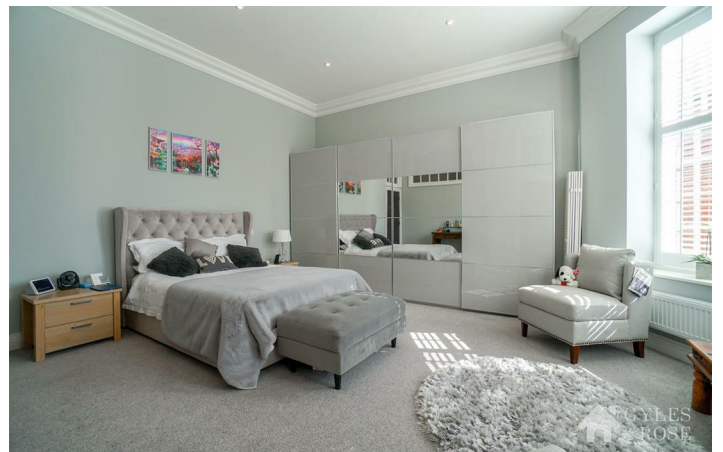
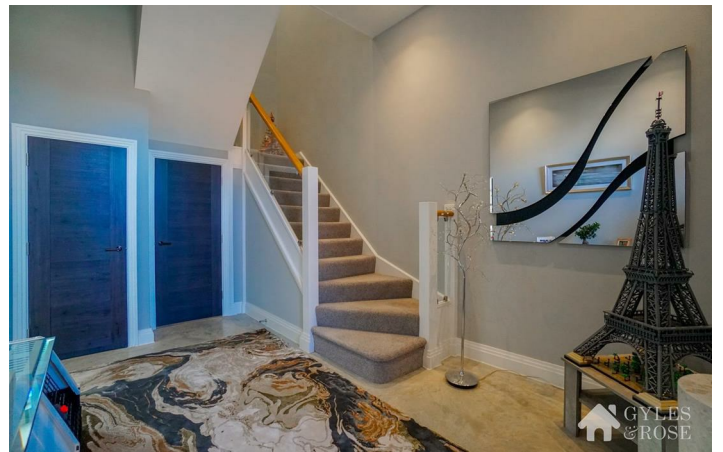
Upstairs, you'll find four generously sized double bedrooms, each benefiting from high ceilings and ample natural light streaming through the large sash windows. The principal bedroom boasts a luxurious ensuite, featuring a walk-in shower, low-level WC, and a modern basin. In addition to the ensuite, there's a spacious family bathroom, complete with a bathtub, low-level WC, and basin. A fifth versatile room on this floor can serve as a nursery or study, depending on your needs. All rooms are carpeted, creating a cozy and comfortable atmosphere throughout.

The Outside

The impressive facade of this period property is unparalleled.

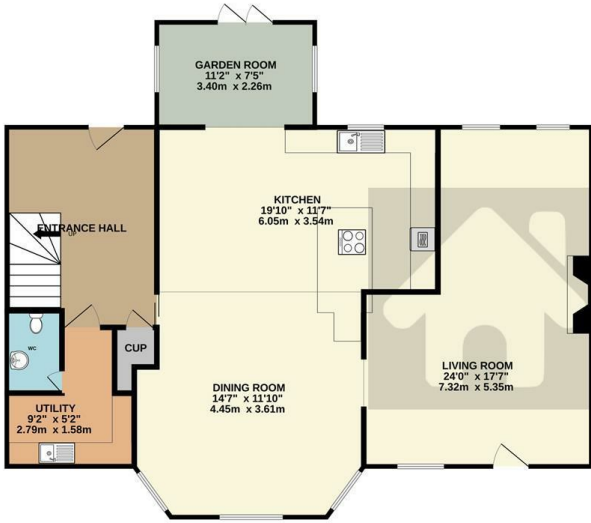
To the rear of the property, there is a sunny and private garden. This landscaped garden is in keeping with the contemporary feel seen throughout the property. It has a paved patio area perfect for outside dining and an area laid to lawn (artificial). This easy to maintain yet stylish garden basks in sunshine throughout the day.

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.

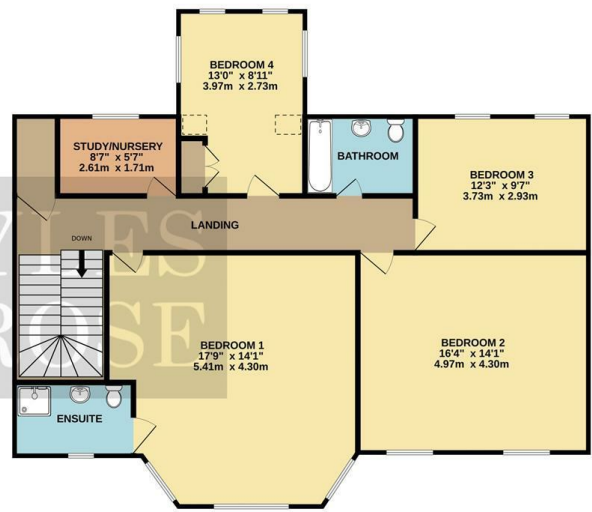


Floor Plan

GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
1079 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 2191 sq.ft. (203.6 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
<p>71</p>	<p>77</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	