



Echelon Walk | Colchester | CO4

FINE & COUNTRY



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STEP INSIDE

OVERVIEW

Set within a prestigious and beautifully restored historic building in Colchester, this exceptional four bedroom home offers a rare combination of heritage, craftsmanship and contemporary comfort. Forming part of an exclusive conversion, the home enjoys an attractive position surrounded by open communal green space and traditional seating areas, creating an elegant and tranquil setting.

With over 2,700 sq ft of versatile accommodation, this impressive property showcases restored period features, including grand bay windows and high ceilings, paired seamlessly with modern finishes throughout. Offered with no onward chain, it presents a superb opportunity for those seeking a spacious, character-rich home in a highly desirable location.

STEP INSIDE

The property welcomes you with a striking reception hall, complete with understairs storage and a statement winding staircase. Adjacent sits a beautifully designed study, enclosed with matte black framed glazing, ideal for home working.

A separate utility room provides essential everyday practicality, while the heart of the home is a magnificent open-plan kitchen/dining/living space. Flooded with natural light from large feature windows and an elegant bay, this area delivers both atmosphere and functionality, with a high-specification kitchen offering extensive storage and integrated appliances.

A further family room extends the living options, featuring bi-folding doors to the outside and a striking zinc-wrapped rear gable, a contemporary contrast to the original brickwork.

Upstairs, the generous landing leads to four exceptional double bedrooms, each with its own unique style. Two bedrooms benefit from luxury en-suite shower rooms, finished with high-quality fittings including double walk-in showers, statement tiles and modern vanities. A beautifully presented family bathroom completes the first floor.

Underfloor heating in the kitchen and living room ensures year round comfort, while bespoke shutters enhance the restored original windows, adding both style and practicality.

STEP OUTSIDE

STEP OUTSIDE

Designed with low maintenance in mind, the private outdoor space features a porcelain patio, artificial lawn and well-placed lighting. Secure fencing and a convenient rear gate offer both privacy and access to the residents' parking area, where the property benefits from two allocated spaces which can fit three cars.

The surrounding communal grounds complement the home beautifully, with generous green space and traditional covered seating providing a peaceful setting rarely found in modern developments.

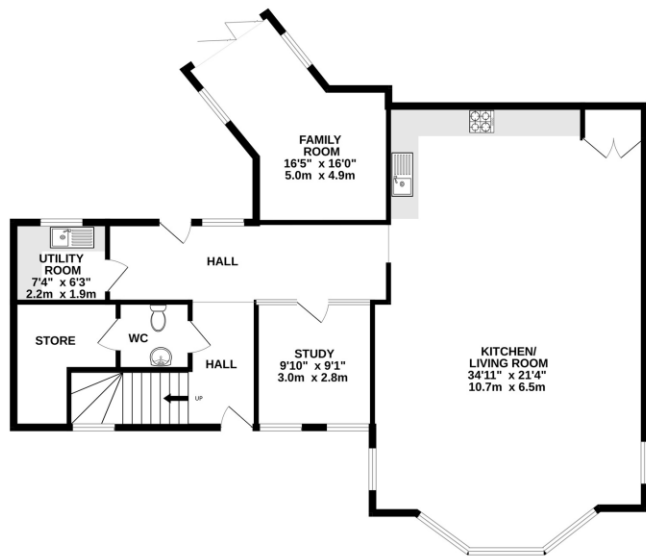
LOCATION

Situated in Colchester, this sought-after position offers excellent access to both the city's amenities and its surrounding countryside. Nearby, you'll find a selection of well-regarded schools, vibrant shopping areas, cafés and restaurants, along with convenient links to the A12 and mainline rail services to London.

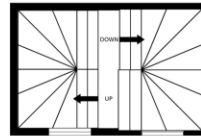
Whether you're looking for heritage, space, convenience or a blend of all three, this outstanding home delivers an exceptional lifestyle opportunity in a prime Colchester location.



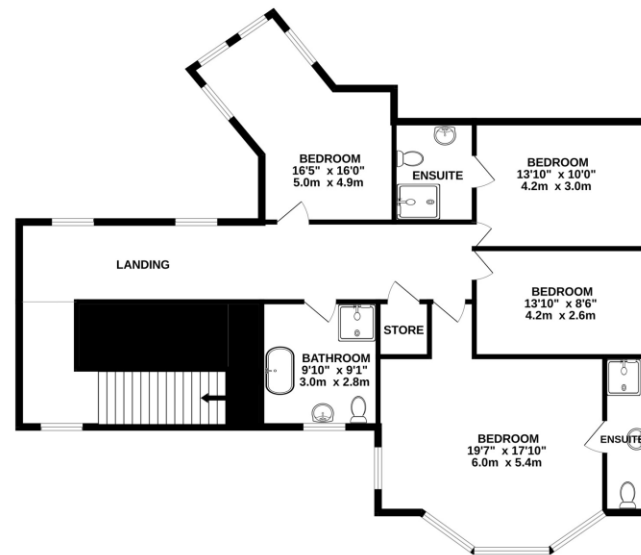
GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
146 sq.ft. (13.5 sq.m.) approx.



2ND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.

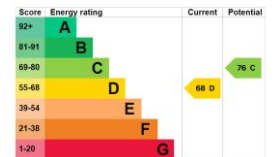


TOTAL FLOOR AREA : 2660 sq.ft. (247.1 sq.m.) approx.

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RICHARD SEELEY
SALES MANAGER

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