



**West Stockwell Street, Colchester, CO1 1HE**

**welcome to**

**West Stockwell Street, Colchester**

This stunning Grade II Listed Georgian house is situated in the heart of Colchester, a stones throw from shops, cafes, restaurants and amenities. Colchester Castle Park & town train station are a short walk away. The property is beautifully presented combining charm and character with modern living.



**Early viewing is essential of this outstanding Georgian town house situated in the heart of Colchester, just a minute's walk from the city centre and Castle Park.**

**Ground floor accommodation comprises a spacious hallway, a sitting room with feature log burner, a spacious family room / dining room with French doors into the courtyard garden, a modern kitchen/breakfast room and a shower room.**

**The first floor offers a master bedroom with en suite and Juliet balcony, two further large double bedrooms and a family bathroom.**

**The second floor offers a further very large bedroom with feature beams - perfect for children who need space to play.**

**Externally there is a private courtyard garden with a summer house and the added benefit of off street parking for up to two cars.**

**Entrance Door To:**

#### **Entrance Hall**

With tiled floor, radiator, stairs to first floor and doors to:

#### **Sitting Room**

19' 7" max x 12' 11" max ( 5.97m max x 3.94m max )  
Two sash windows to front, feature fireplace with inset log burner, wooden flooring, two radiators, door to:

#### **Family / Dining Room**

24' 10" x 12' 10" ( 7.57m x 3.91m )  
French doors leading to courtyard garden, wooden flooring, radiator.

#### **Kitchen / Breakfast Room**

18' 6" max x 15' 9" max ( 5.64m max x 4.80m max )  
Two sash windows to rear, radiator, spotlights, bespoke range of modern matching base and eye

level units, work surfaces, inset sink and drainer unit, integrated twin oven and hob, kitchen island and breakfast bar, feature brickwork, wooden flooring.

#### **Shower Room**

Modern shower room comprising double shower unit, concealed cistern w.c., wall mounted wash hand basin, tiled walls and floor, spotlights, radiator.

#### **First Floor Accommodation**

#### **Landing**

Built-in cupboard, stairs to second floor, doors to:

#### **Bedroom One**

18' 10" max x 12' 10" max ( 5.74m max x 3.91m max )  
French doors to Juliet balcony, built-in wardrobes with mirror fronted sliding doors, carpet, two radiators.

#### **En Suite**

Modern suite comprising Jack and Jill wash hand basins set into vanity units, concealed cistern w.c., modern radiator, window to side.

#### **Bedroom Three**

19' 5" max x 14' 5" max ( 5.92m max x 4.39m max )  
Two sash windows to front, two radiators, carpet.

#### **Bedroom Four**

18' 10" x 13' 3" + wardrobe ( 5.74m x 4.04m + wardrobe )  
Large sash window to rear, built-in cupboard, two radiators, carpet.

#### **Family Bathroom**

White three piece suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled splashbacks, radiator.

#### **Second Floor Accommodation**

#### **Bedroom Two**

31' 6" max x 13' 11" max ( 9.60m max x 4.24m max )  
Window to side and three velux windows, carpet, radiator, feature beams, sloping ceiling.

#### **Outside**

There is a beautifully landscaped courtyard rear garden which is enclosed by high walls, providing an ideal retreat and private outside dining space.

The property benefits from off road parking for up to two cars.

#### **Services**

Mains electric, gas, water and drainage.



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**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## West Stockwell Street, Colchester

- Attractive 3 storey Grade II listed Georgian Townhouse
- 2 Large Reception Rooms
- Bespoke Kitchen/Breakfast Room
- Shower Room, Family Bathroom & En Suite
- 4 Large Double Bedrooms
- Enclosed Courtyard Garden With Large Shed/Summer House
- Off Street Parking For Up To 2 Cars

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: E

offers in excess of

**£575,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS120545 - 0005

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