



- Station, Town & Castle Park Within Close Proximity
- Car Port & Driveway
- En Suite To Master Bedroom
- Downstairs Cloakroom
- Within A Stones Throw Of Colchester's Picturesque Castle Park
- Open Plan Kitchen/Dining Room
- Four Well Portioned Bedrooms
- A Prime Example Of A Link Detached Town House

## 2 Pill Box Walk, Colchester, Colchester, Essex. CO1 1QG.

**\*\* Guide Price £375,000 to £400,000 \*\*** Situated in a prime central location, this deceptively spacious four-bedroom townhouse offers peaceful, private living. Tucked down a quiet walkway and just moments from Colchester's Castle Park and a stone's throw from the city centre, with an array of amenities, shops, bars, restaurants, and leisure facilities close at hand. Inside, you're greeted by an entrance hallway leading to a ground floor cloakroom and a well equipped kitchen/dining area, featuring a range of base and eye-level units. Adjoining the kitchen, includes a dining area with French doors that open to the garden. On the first floor, you'll find a spacious living room, two generous bedrooms, and a separate bathroom suite. The second floor offers two further bedrooms, with bedroom four functioning as a study or office, while the master bedroom benefits from an en suite.





# Property Details.

## Ground Floor

### Hallway

Main door to front aspect, radiator, stairs to first floor, door to:

### Cloakroom

Low level W.C, vanity wash basin, radiator.

### Kitchen/Dining Area



18' 3" x 10' 6" ( 5.56m x 3.20m ) UPVC window to front aspect, fitted kitchen comprising of a range of wall and base units, sink drainer inset into roll topped work surfaces, part tiled, integrated oven and hob with extractor fan over, washing machine and dishwasher (to remain), inset spot lights, laminate flooring, storage cupboard, double glazed French doors opening to rear garden.

## First Floor

### Landing

Stairs leading from entrance hall, UPVC window to rear aspect, radiator, door to:

### Living Room



15' 6" x 10' 11" ( 4.72m x 3.33m ) UPVC dual aspect windows with measured to fit shutters, radiator.

## Family Bathroom



Bathroom suite comprising of panel bath with shower attachment over, low level WC, wash hand basin, heated towel rail, shaver point, extractor fan, spot lighting, upvc double glazed window to front aspect

## Bedroom Two



10' x 8' 7" ( 3.05m x 2.62m ) Radiator, UPVC window to front aspect.

# Property Details.

## Bedroom Three



10' 6" x 8' 9" ( 3.20m x 2.67m ) Radiator, UPVC window to rear aspect.

## Second Floor

### Landing

Stairs leading from first floor landing, airing cupboard, door to:

### Master Bedroom



10' 6" x 10' 2" ( 3.20m x 3.10m ) Fitted double wardrobe, UPVC window to rear aspect, door to:

## En Suite



Suite comprising of fully tiled shower cubicle, low level WC, wash hand basin, heated towel rail, spot lighting.

## Bedroom Four/Office

11' 6" x 7' 2" ( 3.51m x 2.18m ) Radiator, UPVC window to front aspect.

## Outside

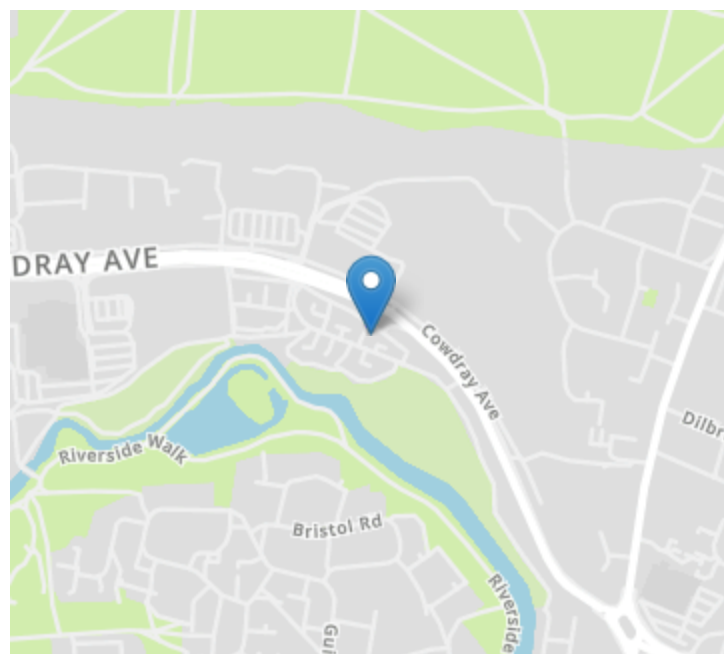


The property includes a well-maintained garden with a sandstone patio, perfect for outdoor dining or garden furniture. The remainder of the garden is laid to lawn, enclosed by a brick wall and panel fencing, ensuring privacy. With Colchester's mainline station just minutes away, providing links to London Liverpool Street in under an hour, this home is ideal for small families, couples, and professionals alike.

# Property Details.

## Floorplans

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.