



- An Exquisite Edwardian Conversion
- Rare Benefit Of Two En-Suite Bathrooms & A Separate Family Bathroom Suite
- Impressive Reception Space
- Polished Concrete Floors,& Luxurious Carpets
- Four Double Bedroom Arranged Over Two Floors
- Italian Bathrooms & German Kitchen With High Range Integrated Appliances
- Offered With No Onward Chain - Early Viewing Advised
- Approaching nearly 4000 SQFT Accommodation
- Low Maintenance Rear Garden
- Allocated Parking For Two Cars

## 61 Echelon Building, Echelon Walk, Colchester, Essex. CO4 6BW.

A Simply beautiful and unique opportunity to acquire the largest and grandest property within this unique conversion with accommodation extending to almost 4,000 square feet over two floors. A superb unit offering an abundance of space and contemporary living. Featuring an astonishing 50ft open plan kitchen/dining/family area with a further 32ft x 22ft living room, four exceptional bedrooms, an en-suite and a luxury bathroom.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to rear aspect, under stairs cupboard, stairs to first floor with feature glass balustrades, oversized floor to ceiling window to side aspect, polished concrete floor, further doors to:

### Cloakroom

Sash window, wash hand basin, W.C, tiled floor, extractor fan, inset spotlight

### Open Plan Kitchen/Dining/Family Room



51' 6" x 24' 0" (15.70m x 7.32m) Open plan kitchen-diner, featuring a range of specification base and eye level fitted units with work surfaces over, drawn units under, inset NEFF electric fan assisted double oven and grill, inset hob with extractor fan over and mirrored splash back, under counter lights., inset spotlights, centre island with breakfast bar under, inset sink, drainer and chrome mixer tap over, integrated fridge/freezer, polished concrete floor with underfloor heating, sash window to rear aspect, door to rear aspect (providing access to rear garden), feature glazed retractable door to:

### Utility Room

10' 11" x 4' 2" (3.33m x 1.27m) Undercounter storage, polished concrete flooring, inset spot lighting, sash window to front aspect.

### Living Room



32' 6" x 22' 1" (9.91m x 6.73m) Rear door to side aspect, polished concrete floor with underfloor heating, duel aspect sash windows to front, side and rear aspects, inset spotlights, large storage cupboard, television and telephone points

## First Floor

### Landing

Sash windows to front and side aspect, glass balustrade stairs case to ground floor, storage cupboard x2, further doors to:

### Principal Bedroom



22' 6" x 16' 4" (6.86m x 4.98m) Duel aspect Sash window to front, side and rear, inset spot lights, radiator, door leading to:

### Dressing Room

6' 9" x 5' 8" (2.06m x 1.73m) Inset spotlights, area suitable for free standing wardrobes or rail

### En Suite



8' 2" x 5' 8" (2.49m x 1.73m) W.C, vanity wash hand basin, double width walk in shower cubicle with tiled wall finishes and contrasting taps, tiled floor, inset spotlights, extractor fan.

# Property Details.

## Bedroom Two



15' 0" x 11' 2" (4.57m x 3.40m) Sash window to front aspect, radiator, door leading to:

## En Suite

8' 2" x 5' 8" (2.49m x 1.73m) Tiled floor, W.C, wall mounted wash hand basin, walk in double width shower cubicle with tiled wall finishes and contrasting taps.

## Bedroom Three



15' 6" x 11' 1" (4.72m x 3.38m) Sash window to front aspect, radiator, inset spotlights.

## Bedroom Four

15' 5" x 11' 2" (4.70m x 3.40m) Sash window to front aspect, radiator, inset spotlights.

## Bathroom



15' 1" x 8' 6" (4.60m x 2.59m) Sash window to front aspect, vanity wash hand basin, W.C, tiled floor, panel bath with shower attachment over and screen, wall mounted towel rail, contrasting taps, W.C

## Outside, Garden & Parking



This exquisite homes benefits from a private rear garden, designed with low maintenance in mind and features a centralised area laid with artificial grass and enclosed by a meticulously laid pathway, leading to a large patio area, ideal for an outdoor seating area. The boundaries are formed by an attractive brick wall and cedar wood fencing, with a secure gate providing access to the rear and parking facilities. Allocated parking for two vehicles to the rear can be found.

Other benefits include an outdoor tap. Residents also benefit from the Echelon Woods to the front, housing original seating areas and offering a wealth of green space.

## Agents Notes

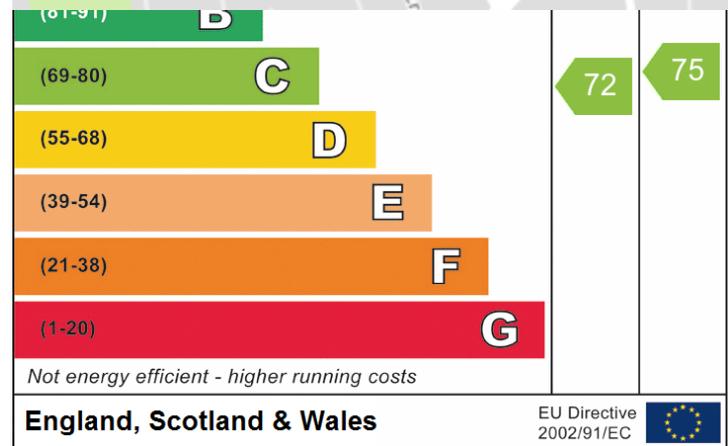
We understand there is a small estate charge payable per annum, which contributes to the upkeep of the communal green areas, amenities and services. This is a common set up for recently constructed developments and we strongly advise that all interest parties, confirm the charge payable with a consultant at the early stage of their enquiry & again at the early stage of their conveyance, with their respective legal representative.

# Property Details.

## Floorplans



## Location



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.