



- Approaching 3000sqft
- Three Double Bedrooms With A Luxury En-Suite Shower Room
- Fabulous 32ft Living Room And Separate Study/Bedroom Four
- Open Plan Kitchen/Diner With Bi-Folds
- Utility Room And Cloakroom
- Luxury Bathroom Suite
- Low Maintenance Landscaped Garden
- Parking For Three Cars

## 67 The Echelon Building, Echelon Walk, Colchester, Essex. CO4 6BW.

This truly magnificent home, with spectacular accommodation approaching 3,000 square feet, forms part of The Echelon Building - An extraordinary Edwardian grand red brick hospital building has been re-imagined as 17 unique homes, each one different from the other, combining beautiful original details and crisp modern design, in rooms with ceiling heights for living on a grand scale. The Echelon Building is a masterclass in modern living. Architects and designers were inspired by its unique shape — meticulously restoring original features, harnessing the incredible space and light, whilst bringing in every modern amenity to make each home something to be proud of.





# Property Details.

## Ground Floor

### Lounge



25' 11" x 32' 0" (7.90m x 9.75m) With double doors to front, windows to double aspect with fitted shutters, engineered wood flooring, door to study/bedroom four, single door providing access to garden and open into hallway.

### Study/Bedroom Four

With window to front aspect with fitted shutters.

### WC

With window to front aspect, engineered wood flooring, heated towel rail, wash hand basin with tiled splashbacks, enclosed cistern WC.

### Open Plan Kitchen/Diner



23' 4" x 17' 9" (7.11m x 5.41m) With windows to double aspect with fitted shutters, Bi-folding doors to rear, a high quality German engineered kitchen offering a range of matching units with an island, inset sink and drainer, two double NEFF ovens, NEFF induction hob, integrated dishwasher, engineered wood flooring, sliding door to

### Utility Room

With windows to double aspect, engineered wood flooring, worktop with space for washing machine and tumble dryer under.

## First Floor

### Galleried Landing

With window to front aspect, doors to;

### Master Bedroom

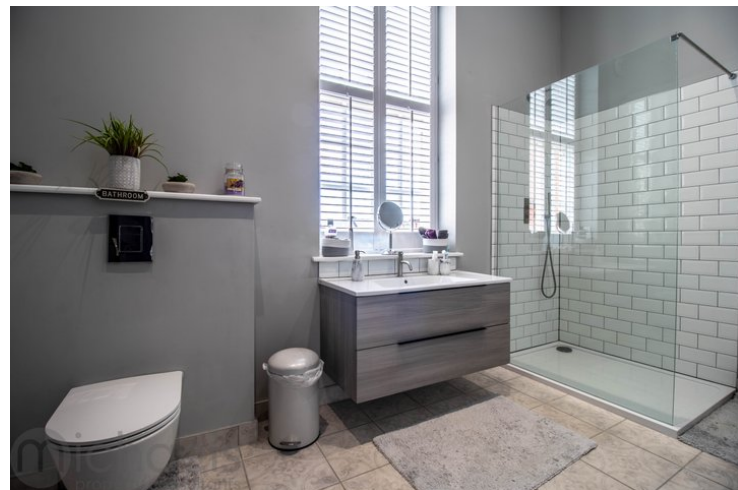


32' 0" x 24' 6" (9.75m x 7.47m) With windows to triple aspect, radiator, door to en-suite, open to dressing room.

### Dressing Room

With window to front aspect.

### En-Suite Shower Room



With window to front aspect, Ted Baker tiled flooring, heated towel rail, wash hand vanity basin, close coupled WC, walk in double shower cubicle with rainfall shower.

# Property Details.

## Bedroom Two



17' 8" x 16' 0" (5.38m x 4.88m) With window to triple aspect, radiator.

## Bedroom Three



13' 4" x 10' 2" (4.06m x 3.10m) With Window to side, radiator.

## Family Bathroom



With window to double aspect, Ted Baker tiled floor, heated towel rail, panelled bath with shower screen and shower over, tiled walls.

## Outside

### Gardens



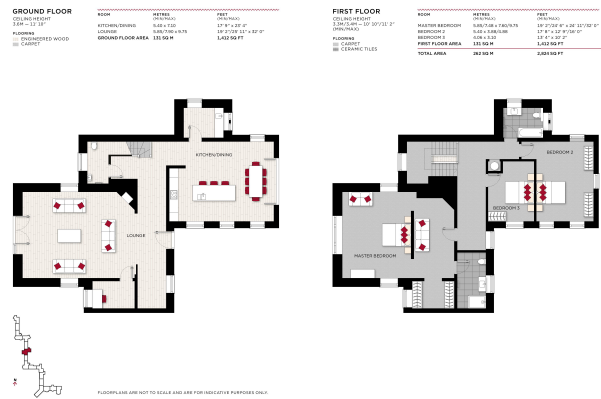
The private rear garden offers a truly stunning low maintenance garden which is enclosed by cedar wood fencing.

### Parking

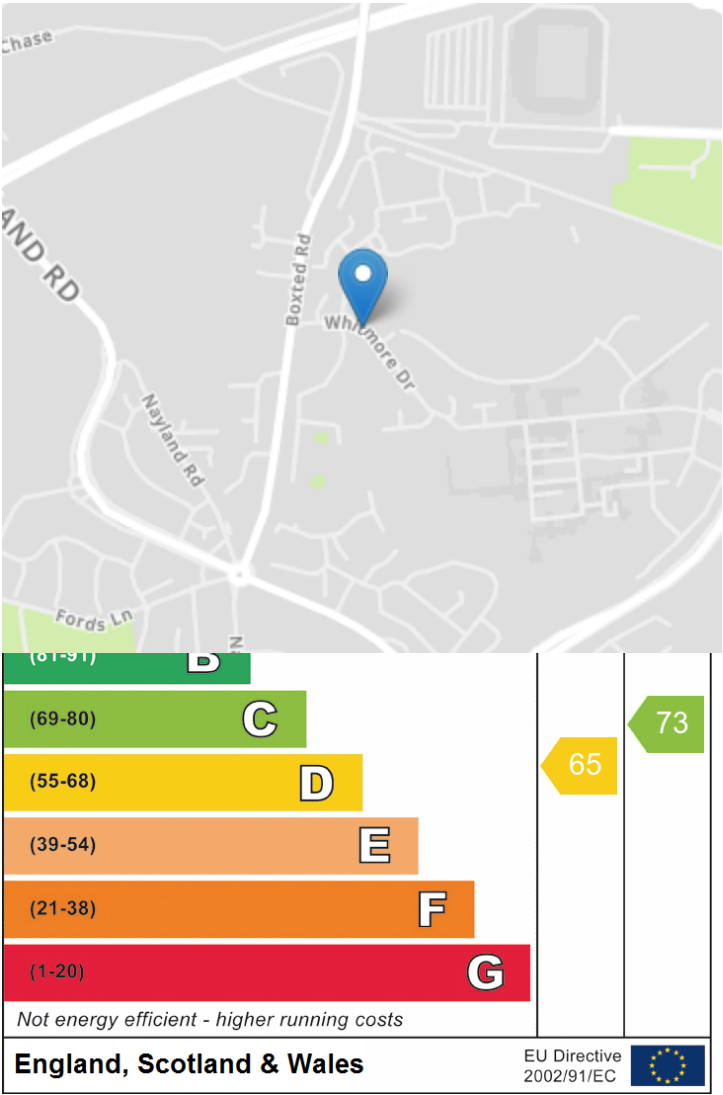
The property comes with a driveway located to the rear providing three parking spaces.

# 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.