




## 12 Williams Walk, Dutch Quarter, Colchester, Essex. CO1 1TS.

Situated in the heart of the Dutch Quarter resides this individual three bedroom property, offering an abundance of versatile accommodation throughout. The Dutch Quarter in Colchester, located in the heart of the historic city, is a charming and unique area known for its distinctive architecture and rich history. Situated near the city's main High Street, this part of Colchester boasts a series of peaceful, cobbled streets lined with red-brick buildings that reflect its 17th-century Dutch influence. Nestled behind imposing double gates, resides 12 Williams Walk, spoilt with the added benefit of a wealth of secure off-road parking with its enclosed private courtyard. Highlights of this home include; an entrance lobby, utility room, a focal kitchen/dining/living space with central 'Aga' stove, ground floor double bedroom with en-suite shower room, mezzanine first floor landing, two further well-proportioned bedrooms and a first-floor family bathroom is offered for convenience.

- Dutch Quarter District
- An Individual Three Bedroom Property
- Close To An Array Of Amenities, Shops & Transport Links
- Three Well-Proportioned Bedrooms
- Large Front Courtyard Enclosed By Imposing Double Gates
- Utility Room
- Focal Kitchen/Dining/Living Area With Aga Stove
- Ground Floor Master Bedroom With En-Suite Shower Room
- First Floor Family Bathroom
- Offered To The Market With No Onward Chain
- Viewings Available At Request - Appointment Required

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# Property Details.

## Ground Floor

### Entrance Lobby/Utility Room

Entrance door to front aspect, inset storage, doors and access to:

### Utility Room



9' 2" x 6' 5" (2.79m x 1.96m) Window to rear aspect, a range of base and eye level fitted units with work surfaces over, inset sink, drainer and tap over, space for appliances, wood effect laminate flooring

### Kitchen/Dining/Living Room



19' 0" x 14' 6" (5.79m x 4.42m) Stairs ascending to the first floor, a range of base level units with worksurfaces over and drawers under, tiled splash back, 'Aga' stove, additional cabinetry and shelving, radiator, windows to front aspect with fitted shutters, door to front aspect (leading to courtyard), door and access to:

## Master Bedroom



14' 6" x 10' 6" (4.42m x 3.20m) Window to front aspect, radiator, door and access to:

## En-Suite Shower Room



Window to front aspect, inset storage, shower cubicle, vanity wash hand basin, bidet, W.C, inset storage, radiator, wood effect laminate flooring.

# Property Details.

## First Floor

### Landing/Mezzanine Area



15' 2" x 11' 10" (4.62m x 3.61m) Windows to front aspect. exposed beams, radiator, stairs to ground floor, inset storage, doors and access to:

### Family Bathroom



Window to side aspect, W.C, wash hand basin, bath with shower over, wood effect flooring

### Bedroom Two



15' 0" x 8' 8" (4.57m x 2.64m) Window to front and side aspect, inset storage, radiator

### Bedroom Three



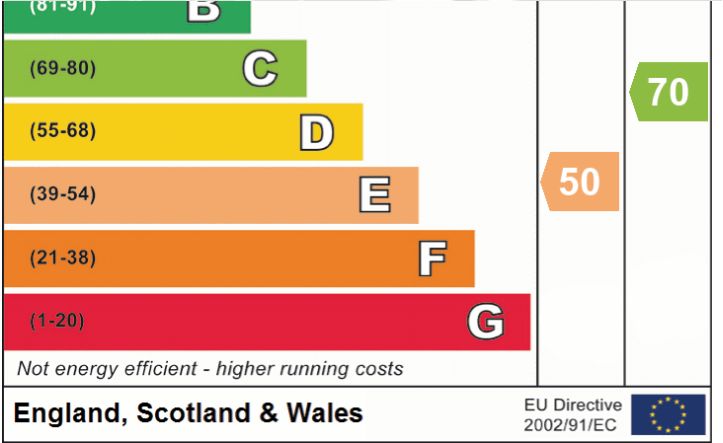
10' 9" x 8' 0" (3.28m x 2.44m) Window to front aspect, radiator

# 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.