



**66 Echelon Walk, Colchester, Essex.
CO4 6BW.**

An exquisite three bedroom home, commanding a favourable position to the North of Colchester and set within The Echelon Building - An extraordinary Edwardian grand red brick building that has cleverly been re-imagined. One of seventeen unique homes, each one different from the other, combining beautiful original details and crisp modern design, showcasing rooms with ceiling heights for living on a grand scale.

- An Exquisite Three Bedroom Home
- Favourable North Colchester Position - Close To Schooling & Amenities
- Forming Part Of A Stunning Edwardian Conversion
- Impressive Open Plan Kitchen/Living/Family Room
- Ground Floor Cloakroom/Utility
- Master Bedroom With En-Suite Shower Room
- Two Double Bedrooms
- First Floor Family Bathroom
- Landscaped Rear Garden & Off Road Parking



Property Details.

Ground Floor

Open-Plan Living/Dining/Kitchen



Living Area = 17' 0" x 12' 7" (5.18m x 3.84m)
Kitchen Area = 17' 0" x 13' 7" (5.18m x 4.14m)

Windows to front and rear aspect, glazed door to front and rear aspect, LVT flooring with underfloor heating, inset spotlights, bespoke window shutters, communication points, retractable door leading to rear/inner hallway

Kitchen formed of; a range of fitted base and eye level units & overhead storage, under-counter spotlights, mirrored splashback, inset oven, grill and microwave oven, dishwasher, fridge, inset hob and extractor fan, complimenting central island with breakfast bar, inset sink, drainer and mixer tap over, inset washing machine

Rear/Inner Hall

Stairs with glass balustrades leading to first floor, continued LVT flooring with underfloor heating, glazed door to rear aspect, door and access to:

Ground Floor Cloakroom/Utility

Window to front aspect, W.C, wash hand basin with tiled splashback, under-stairs utility space, continued LVT flooring with underfloor heating, inset spotlights, inset storage

First Floor

First Floor Landing

Stairs to ground floor, windows to rear aspect, bespoke shutters, inset spotlights, inset storage, doors and access to:

Master Bedroom



3.84m x 3.73m (12' 7" x 12' 3") Window to rear aspect, bespoke shutters, radiator, inset spotlights, retractable door/access to:

En-Suite Shower Room



Window to front aspect, bespoke shutters, vertical radiator, vanity wash hand basin, W.C, shower cubicle with tiled wall behind, tiled floor, inset spotlights

Property Details.

Bedroom Two



3.96m x 3.12m (13' 0" x 10' 3") Window to front aspect, bespoke shutters, radiator, inset spotlights

Bedroom Three



3.89m x 2.34m (12' 9" x 7' 8") Window to front aspect, bespoke shutters, radiator, inset spotlights

Family Bathroom



Panel bath with screen and inset ceiling shower, tiled wall finish, vanity wash hand basin, vertical radiator, W.C, tiled floor, inset spotlights, window to rear aspect, bespoke shutters

Outside, Garden & Parking



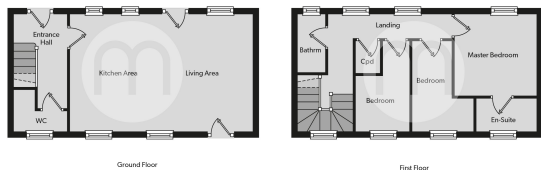
Spoilt with one of the largest gardens in the immediate area, not only is its size impressive but it has been landscaped to an excellent standard. Notable specifications include; artificial lawn, raised concrete sleepers, path boards and slate chippings. Parking is available for two vehicles, whilst EV charging is also on offer. To the front, well-manicured communal gardens surround the property, with mature trees, expansive lawn and traditional Edwardian seating areas are featured.

Additional Information

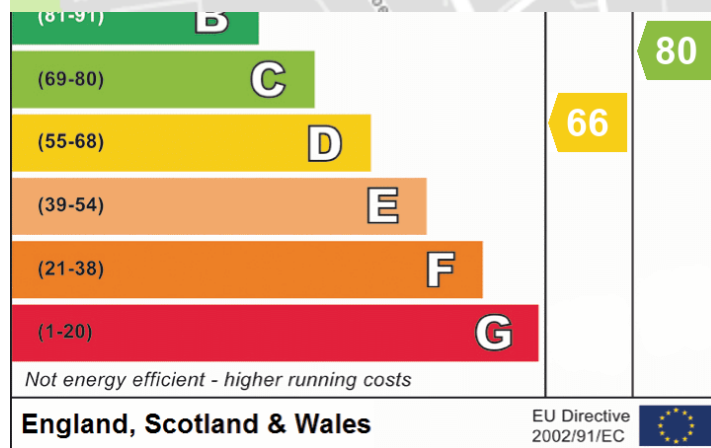
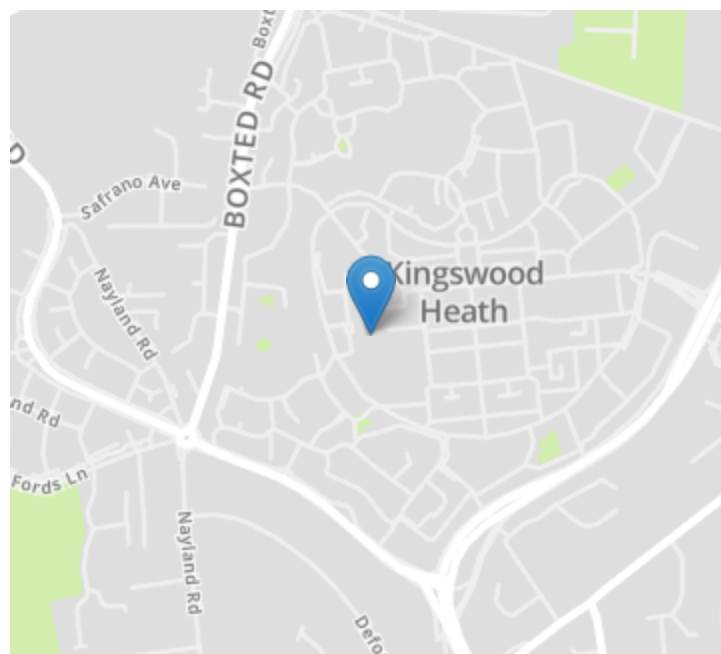
Please be advised there is an annual estate charge applicable to this property. We strongly advise all interested parties confirm this figure with their legal representative at an early stage of their conveyancing and its set up, to prevent any discrepancy.

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.