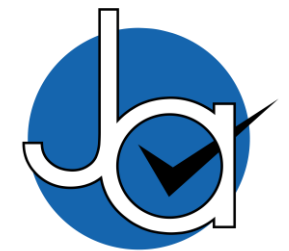




4 bedroom Town House located in Colchester.

Guide Price
£375,000 - £400,000

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JOHN ALEXANDER
ESTATE AGENTS

West Stockwell Street Colchester CO1 1HR

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £375,000 TO £400,000

Located in the vibrant heart of Colchester's City Centre, within the Historic Dutch Quarter-a designated conservation area-this four-bedroom, Grade II listed property combines charm with modern living. It is just a short stroll away from the city's historic landmarks, shops, amenities, restaurants, pubs, and bars, making it an ideal home for families.

The accommodation begins with an entrance door leading into a cosy lounge that features a striking brick fireplace and exposed beams. Adjacent to the lounge is a dining room, complete with its own feature fireplace, which flows seamlessly into a fully fitted kitchen. The kitchen showcases a range of eye-level and base units, ample work surfaces that extend into a breakfast bar area, and a door that provides access to the garden.

On the first floor, you'll find a spacious master bedroom that boasts exposed beams and an en-suite bathroom. This level also includes a second bedroom and a separate shower room for added convenience.

The second floor houses two well-sized bedrooms, both showcasing charming exposed beams, adding to the property's character.

Externally, the home features a rear garden designed for low maintenance, consisting of patio and shingle areas. Additionally, there is a second garden plot currently utilized for vegetable growing, located at the rear of the property. A gate offers access to private off-road parking, ensuring convenience for residents.

THE GROUND FLOOR

The entrance door leads into the lounge, which showcases a front-facing double-glazed window, a stunning brick fireplace, and delightful exposed beams. This area also includes a cupboard containing the meters and stairs that ascend to the first floor. Moving into the dining room, you'll notice more exposed beams, a radiator, a decorative fireplace, and elegant wooden flooring, all with seamless access to the kitchen.

The kitchen is equipped with double units both above and below, complemented by roll-edge work surfaces that incorporate an inset sink unit. It features an integrated oven and a four-ring hob, along with plumbing for both a washing machine and a dishwasher. Additional highlights include a rear-facing window, a door leading to the garden, an exposed beam, and stylish tiled flooring.

FIRST FLOOR

The first-floor layout comprises a landing and stairs that lead up to the second floor. This level features a radiator, exposed beams, and a cupboard that houses the hot water tank. Doors provide access to the master bedroom, which includes a front-facing secondary glazed window, a radiator, and charming exposed beams. The en-suite bathroom is open-plan and includes a washbasin set into a vanity unit, a low-level WC, and a section with tiled flooring.

Bedroom two features a rear-facing secondary glazed sash window, a radiator, and a storage cupboard. Additionally, there is a beautifully designed family bathroom equipped with a roll-top bath, a double shower cubicle, a wash hand basin, a low-level WC, a heated towel rail, and a single glazed sash window at the rear, all elegantly finished with full tiling.



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SECOND FLOOR

The accommodation on the second floor includes a landing area that provides access to the third bedroom. This room has sections with low ceilings, features a radiator for warmth, and a traditional sash window that looks out toward the rear of the building. A distinctive architectural element is the presence of a beam, along with a lockable cupboard for secure storage. Also on this floor, the fourth bedroom offers access to a loft space, is heated by a radiator, displays exposed beams that add character, and features a window that overlooks the front of the property.

OUTSIDE

The property features a delightful back garden that incorporates both a paved patio and gravel areas, all enclosed by secure fencing, a brick wall, and a gate for added privacy. Furthermore, residents benefit from the convenience of off-street parking located at the rear of the property.

THE LOCATION

The property provides the experience of city living while being situated in the charming and peaceful Dutch Quarter. It is conveniently within a short walking distance of both Colchester and Colchester Town railway stations, each offering train services to London within about 45 minutes. Additionally, the A12 is nearby, providing easy access to routes towards London as well as Ipswich and Norwich.





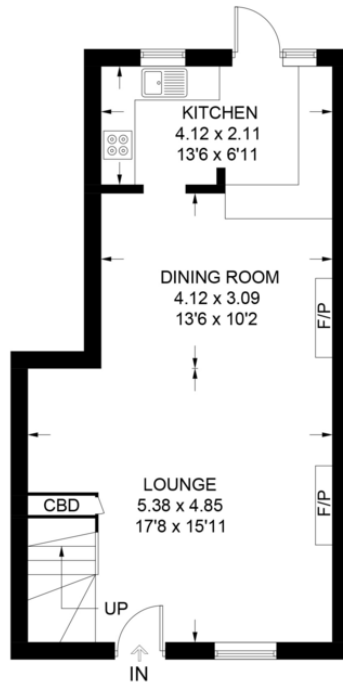
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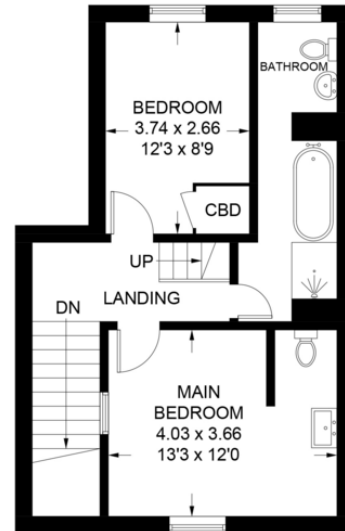
FLOORPLAN

West Stockwell Street

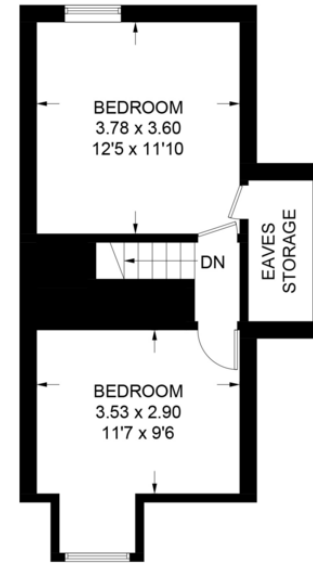
Approximate Gross Internal Area = 125.3 sq m / 1348 sq ft
(Including Eaves Storage)



Ground Floor
48.4 sq m / 521 sq ft



First Floor
42.2 sq m / 454 sq ft



Second Floor
34.7 sq m / 373 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

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