



## 4 bedroom Town House located in Colchester.

Guide Price  
**£450,000 - £475,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Parkside Quarter Colchester CO1 1EA

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £450,000 TO £475,000\*\*\*

Nestled within the desirable Parkside Quarter development in central Colchester, Parkside Quarter is a beautifully presented 3/4- bedroom end- of- terrace townhouse offering generous and versatile accommodation arranged over three well- proportioned floors. This modern home provides attractive river views, contemporary living spaces, a private rear garden, and the added convenience of allocated parking and a garage-making it an ideal choice for those seeking style, comfort, and practicality in a prime location.

### STEP INSIDE

Upon entering, the welcoming entrance hallway leads through to the impressive ground floor kitchen/diner measuring 21' x 16'11", a bright and social space fitted with wood cabinetry, worktops, a stainless steel sink and drainer with mixer tap, a Rangemaster range cooker with cooker hood and extractor fan, and ample room for appliances, alongside plenty of space for dining furniture and a sofa. Completing the ground floor is a cloakroom measuring 7'6" x 3'10".

Stairs rise to the first floor, where the landing leads to the spacious lounge measuring 20'9" x 11'7", featuring French doors opening onto a private balcony and a charming feature fireplace, as well as an additional bedroom measuring 12'2" x 9'5", ideal as a guest room, study, or nursery.

The second-floor landing gives access to the master bedroom, a generous room measuring 14'5" x 10'4" with built in wardrobes, served by its own en suite measuring 10'8" x 5' and fitted with a low level WC, wash hand basin and shower cubicle. A further bedroom measuring 9'5" x 8'7" sits alongside the family bathroom, which measures 7'3" x 6'4" and includes a low level WC, wash hand basin and bath with shower over, completing this stylish and well planned modern home.

### STEP OUTSIDE

Externally, the property enjoys a beautifully arranged courtyard garden, offering a private and charming outdoor retreat - a rare find within the highly desirable Dutch Quarter. The space is laid with attractive curved brick paving, creating an elegant and low- maintenance setting perfect for outdoor dining and relaxation and includes a delightful garden studio/summer house, ideal for storage or hobby space.

Beyond the courtyard, the property benefits from allocated parking, a valuable asset in this central location. In addition, residents enjoy river views and direct access to Colchester's picturesque Castle Park, providing a peaceful green space just moments from the doorstep.



4



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EPC

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## THE LOCATION

Parkside Quarter is conveniently positioned within walking distance of Colchester's city centre, giving residents easy access to a wide range of shops, restaurants, and essential amenities. The area benefits from strong transport connections, with Colchester and Colchester Town rail stations located approximately 0.6–0.8 miles away.

Families also have access to several nearby primary and secondary schools, ensuring excellent local educational options.

Adding to its appeal, Colchester Castle-situated within the city centre-is right on the doorstep, offering one of England's most significant historic landmarks just a short stroll away.

## Featured local amenities:

Fenwick remains a key retailer in the city, known for its long established presence and role as a prominent British department store offering luxury fashion, beauty and home experiences.

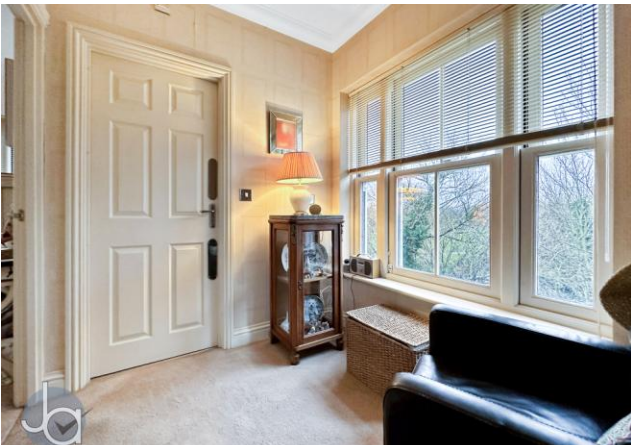
Just a short walk away, Pavilion Restaurant in Colchester brings a standout dining experience with its Pan Pacific inspired menu and elegant, contemporary setting. The restaurant earned a Travellers' Choice Award in 2024, placing it among the top-rated dining venues. Meanwhile, Castle Park (within walking distance) enhances the city's cultural vibrancy by hosting brilliant music events and festivals throughout the year, adding to the area's lively social atmosphere.





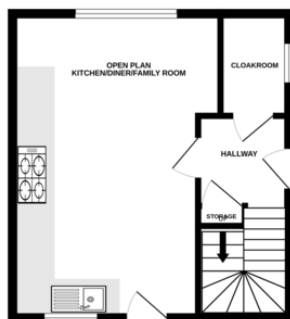
Parkside Quarter, Colchester, CO1 1EA



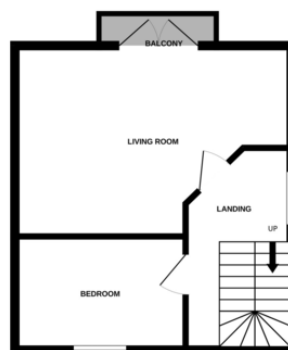


## FLOORPLAN

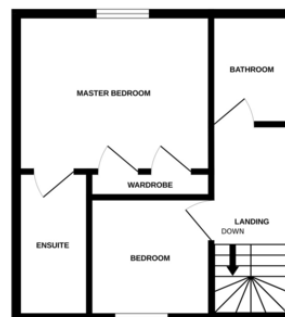
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

### CONTACT

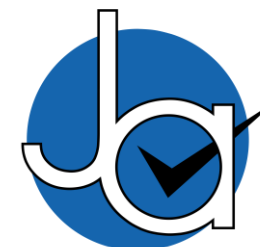
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