

**oakheart**



£600,000

Echelon Walk, Colchester



This converted former Edwardian period hospital has created an impressive and contemporary family home cloaked in a red brick skin, this exquisite 3-bedroom residence seamlessly blends period charm with high-end modern living. Offering in excess of 2100 sq. ft of beautifully appointed accommodation, the home is part of an exclusive conversion featuring soaring ceilings, original sash windows with bespoke modern shutters and complemented with a wealth of character features throughout.

The polished concrete ground floor with under floor heating throughout, is primarily centred around two notable rooms, initially you're welcomed into a spacious dual aspect sitting room overlooking a beautiful green to the front of

the property. Rustic sliding doors then lead into a stunning kitchen living space complete with a large central island and premium upgraded 'Hacker' brand kitchen –perfect for entertaining or enjoying family meals.

The ground floor also enjoys a rear lobby and a convenient WC complete with storage and plumbing for additional appliances creating a utility style room on the ground floor.

Upstairs, the first floor boasts three generously sized bedrooms, including a luxurious principal suite with en-suite bathroom, alongside a well-appointed family bathroom. There is also an ample office space currently used for working from home on the landing, as well as two large storage cupboards.

The low-maintenance garden provides private outdoor space and direct access to the rear parking area, where tandem parking for two vehicles is available. The vendor has also added an electric vehicle charging point.

Ideally located close to Colchester Hospital and mainline station, this elegant home is perfectly suited for professional buyers seeking style, space, and convenience in a unique and historic setting.

#### Agents Note

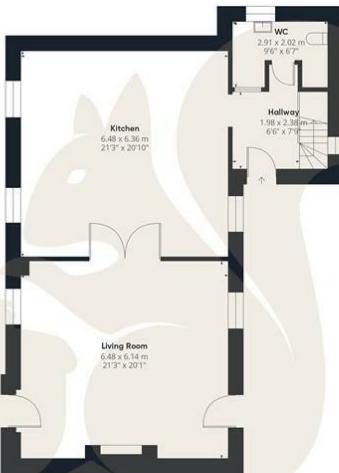
There is an annual estate charge payable of circa £350 per annum.











Ground Floor



Floor 1



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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
F

### Energy Efficiency Rating

Approximate total area<sup>(1)</sup>

200.9 m<sup>2</sup>  
2162 ft<sup>2</sup>

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

**England & Wales**

EU Directive  
2002/91/EC



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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