



**Newgate Terrace, Colchester, CO1 1EW**

**welcome to**

## **Newgate Terrace, Colchester**

Situated in the heart of Colchester, this substantial family home offers extensive and immaculately presented accommodation arranged over four storeys. The property is within easy walking distance of Colchester's High Street, Castle Park, and Mainline Train Station with direct links to London.



**Early viewing is essential to fully appreciate the quality and size of accommodation on offer with this stunning town house situated a stone's throw from shops, cafes, restaurants and amenities.**

**Ground floor accommodation comprises modern utility room/kitchen, cinema room with doors opening onto the courtyard garden and a cloakroom.**

**The first floor offers a beautiful bespoke kitchen with generous dining area and light and comfortable living room.**

**On the second floor you can find the master bedroom with four piece en suite bathroom, as well as second bedroom and en suite shower room.**

**The Third floor benefits from two further bedrooms, an en suite and shower room.**

**Externally there is a low maintenance private rear garden and off street parking.**

**Entrance Door To:**

**Entrance Hall**

Stairs to first floor, doors to:

**Cinema / Family Room**

15' 9" max x 13' 5" max ( 4.80m max x 4.09m max )

Laminate wood flooring, breakfast bar, work surfaces and bar area, inset spotlights, double glazed doors to rear leading to courtyard garden, modern style vertical radiator.

**Utility Room**

Base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, under unit lighting, wine cooler, spaces for washing machine and tumble dryer, integrated fridge/freezer, large built-in cupboard to one wall with sliding doors, ceiling spotlights.

**Cloakroom**

Modern suite comprising concealed cistern w.c., wash hand basin set into vanity unit, part gloss tiled walls, tiled floor, radiator.

**First Floor Accommodation**

**Landing**

With stairs to Second Floor.

**Kitchen / Diner**

20' 4" max x 13' 9" max ( 6.20m max x 4.19m max )

Stunning bespoke fitted kitchen comprising extensive range of matching soft close base and eye level units, work surfaces, inset stainless steel sink and drainer unit with hose style mixer tap, integrated appliances included combination oven, steam oven, plate warmer and coffee machine, inset induction hob with extractor hood over, integrated fridge and dishwasher, ceiling spotlights, part laminate and part tiled flooring, radiator, ceiling spotlights, two double glazed windows to front.

**Living Room**

Two double glazed windows to rear, carpet, two radiators, ceiling spotlights.

**Second Floor Accommodation**

**Master Bedroom**

15' 1" max x 14' 1" max ( 4.60m max x 4.29m max )

Double glazed window to rear, built-in wardrobe, built-in cupboard, carpet, radiator, door to:

**En Suite Bathroom**

Modern four piece white suite comprising panel enclosed bath with shower hose attachment, wash hand basin set into vanity unit, shower cubicle and low level w.c., tiled floor, part tiled walls, wall mounted cabinet, heated towel rail, ceiling spotlights.

**Bedroom Two**

15' 1" x 10' 10" ( 4.60m x 3.30m )

Two double glazed windows to front, two radiators, carpet, door to:

**En Suite**

Three piece suite comprising shower cubicle, low level w.c., and wash hand basin, part tiled walls, tiled floor, heated towel rail, ceiling spotlights.

**Third Floor Accommodation**

**Landing**

Built-in airing cupboard, doors to:

**Bedroom Three**

15' 1" max into wardrobe x 10' 10" ( 4.60m max into wardrobe x 3.30m )

Double glazed window to front, fitted wardrobes with sliding doors to one wall, carpet, radiator, ceiling spotlights, door to:

**En Suite**

Shower cubicle, wash hand basin set into vanity unit, low level w.c., part tiled walls, tiled floor, heated towel rail, wall mounted cabinet.

**Bedroom Four**

15' 9" x 11' 2" to front of wardrobes ( 4.80m x 3.40m to front of wardrobes )

Double glazed window to rear, built-in wardrobes to one wall with mirror panel sliding doors, carpet, ceiling spotlights, ceiling fan.

**Shower Room**

Three piece suite comprising double shower cubicle, wash hand basin set into vanity unit and low level w.c., tiled walls and floor, heated ladder towel rail, wall mounted cabinet, ceiling spotlights.

**Outside**

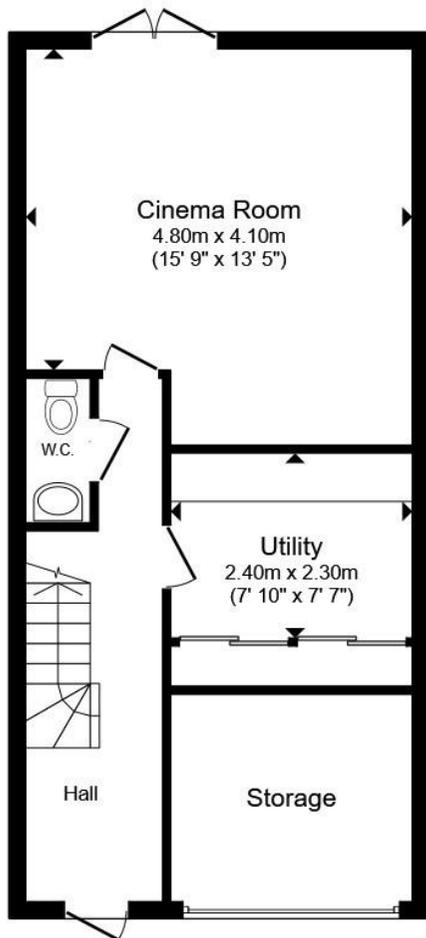
The rear garden is low maintenance and courtyard in style with raised flowerbeds, decked seating area and side access. The garden is enclosed providing an ideal private space for relaxing.

The property additionally benefits from off street parking.

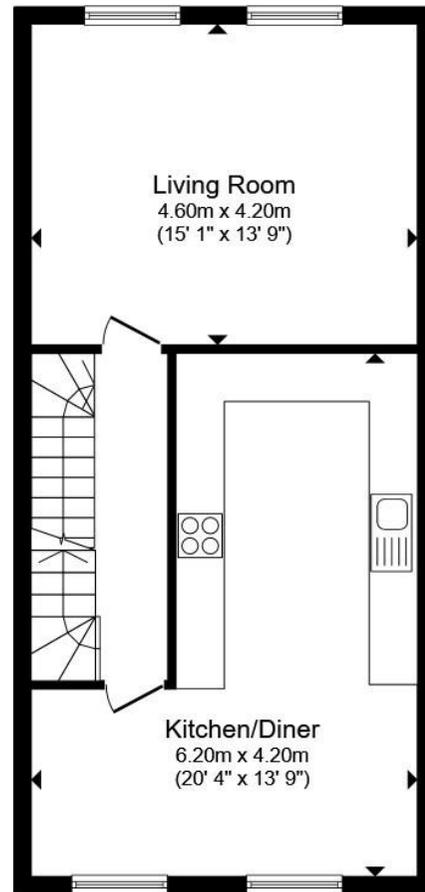


**view this property online** [williamhbrown.co.uk/Property/CCS121403](http://williamhbrown.co.uk/Property/CCS121403)

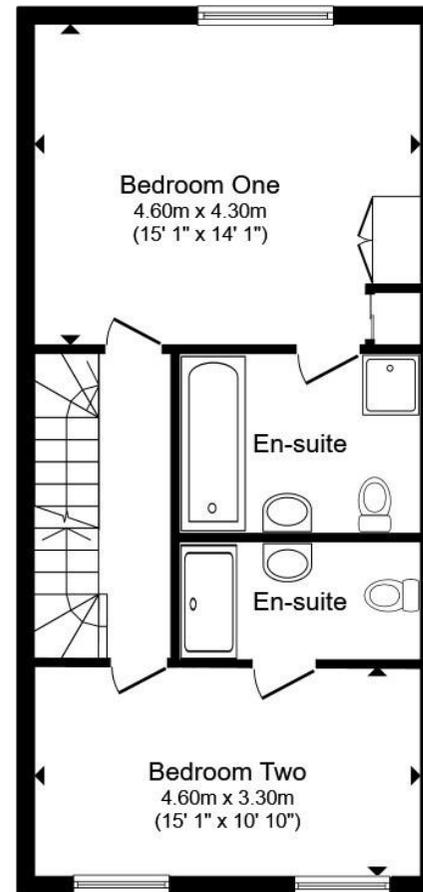




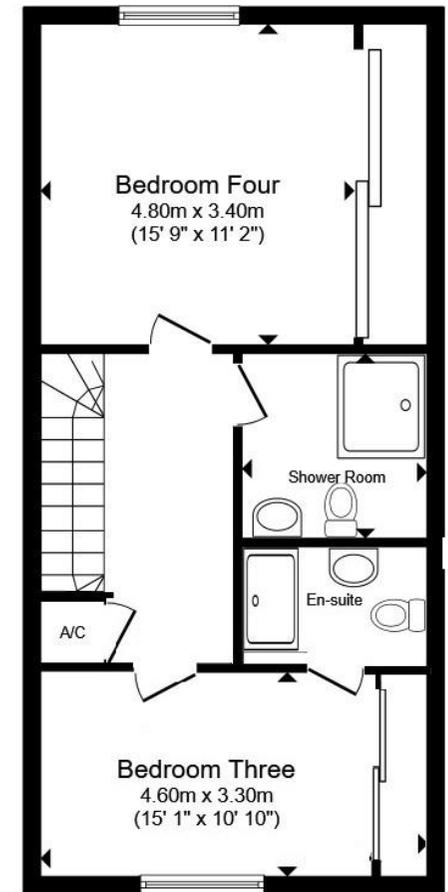
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

Total floor area 203.8 m<sup>2</sup> (2,194 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Newgate Terrace, Colchester

- Beautifully Presented & Spacious Town House
- Two Generous Reception Rooms
- Modern Kitchen/Diner
- Four Spacious Bedrooms
- Bathroom & Three Shower Rooms
- Cloakroom
- Enclosed Garden & Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of  
**£500,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CCS121403](http://williamhbrown.co.uk/Property/CCS121403)



Property Ref:  
CCS121403 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](http://williamhbrown.co.uk)