



Butterfly Trail, Stanway, Colchester, CO3 0AL

welcome to

Butterfly Trail, Stanway, Colchester

This link detached family home is located in the popular Stanway area, offering excellent access to local shops, amenities, schools and A12. The property offers spacious accommodation and no onward chain.



Early viewing is advised of this spacious family home situated on the west side of Colchester, offering convenient access to amenities and transport links.

The ground floor offers entrance hall, cloakroom, 18 ft lounge and spacious kitchen/diner with utility area.

The first floor offers bedroom with en suite shower room, three further bedrooms and family bathroom.

Externally there is a well maintained and enclosed rear garden, car port and garage.

Entrance Door To:

Entrance Hall

Stairs to first floor, doors to:

Cloakroom

Low level w.c., wash hand basin, radiator.

Lounge

18' 1" x 10' 10" (5.51m x 3.30m)

Upvc double glazed window to front, upvc double glazed window to side, feature fireplace with gas fire, radiator.

Kitchen / Diner / Utility

16' 7" max x 18' 1" max (5.05m max x 5.51m max)

L-shaped room.

Kitchen / Diner

Upvc double glazed window to rear, upvc double glazed window to side, upvc double glazed French doors to side to garden, modern kitchen comprising range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor over, space for American style fridge/freezer, space for dishwasher tiled floor, radiator.

Utility Area

With surfaces, cupboards, part tiled walls, spaces for washing machine and dishwasher, door to rear.

First Floor Accommodation

Landing

Two built-in cupboards, carpet, doors to:

Bedroom One

18' x 10' 11" (5.49m x 3.33m)

Dual aspect upvc double glazed windows to sides, radiator, carpet, loft access.

Bedroom Two

11' 2" max x 11' 1" max (3.40m max x 3.38m max)

Upvc double glazed window to front, radiator, carpet, built-in cupboard, door to:

En Suite

Modern suite comprising double shower cubicle, low level w.c. and pedestal wash hand basin, part tiled walls, radiator.

Bedroom Three

11' x 9' 9" (3.35m x 2.97m)

Upvc double glazed window to front, radiator, carpet.

Bedroom Four

11' 1" max x 6' 10" (3.38m max x 2.08m)

Upvc double glazed window to side, radiator, carpet.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, part tiled walls, radiator, upvc double glazed window to side.

Outside

There is plenty of parking with a Car Port and Garage.

There is a well maintained rear garden which is laid to lawn with patio and inset shrubs, all enclosed by panel fencing. Side access gate. Personal door to Garage.



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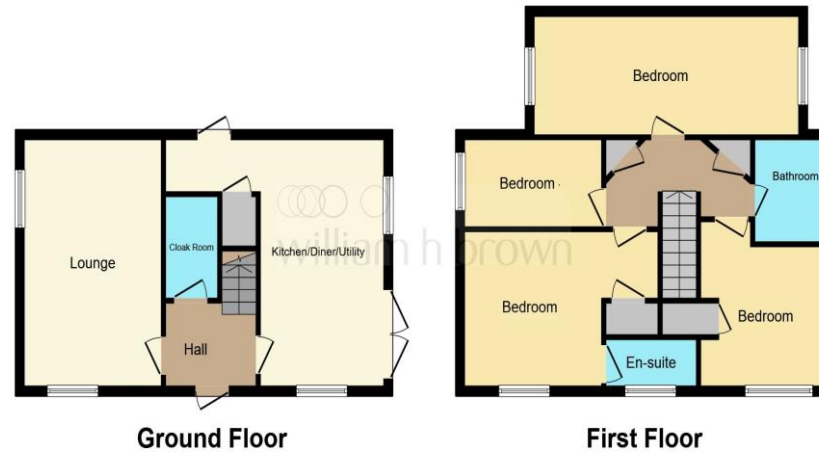


welcome to

Butterfly Trail, Stanway

- Link Detached Family Home
- Spacious Living Accommodation
- Cloakroom
- Four Bedrooms
- En Suite & Bathroom
- Enclosed Garden
- Car Port & Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: D



£440,000

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.focalagent.com



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