



Butterfly Trail, Stanway

GUIDE PRICE £475,000-£500,000 Tucked away on a corner plot within a popular Stanway development, this detached four-bedroom home combines generous proportions with a calm, contemporary feel. Light-filled living spaces, a sociable kitchen centred around a large island, and a flexible ground floor layout make it well suited to modern family life. Outside, the gardens wrap around the property, while a detached garage and driveway provide practical everyday convenience.

Guide price £475,000

Butterfly Trail

Stanway, Colchester, CO3



- Detached four-bedroom family home extending to nearly 1500sq ft
- Versatile playroom/study
- Detached garage with driveway parking
- Generous dual-aspect sitting room
- Principal bedroom with fitted wardrobes and contemporary en-suite shower room
- Enclosed rear garden with lawn, decking and wraparound outdoor space
- Spacious kitchen/dining room with central island
- Three further bedrooms and a stylish family bathroom

The Property

A covered entrance opens into a welcoming hallway, setting the tone for the bright and well-maintained interiors beyond. To one side sits a versatile playroom, ideal as a home office, snug or children's room, while a cloakroom completes the ground floor accommodation.

The heart of the home is the impressive kitchen/dining room, where shaker-style cabinetry, warm timber worktops and a substantial central island create a space designed for gathering. French doors open directly onto the garden, allowing indoor and outdoor living to blend effortlessly during the warmer months.

Across the hall, the sitting room stretches the full depth of the house. At 6.60m in length, it is a wonderfully adaptable room, with plenty of space for both relaxing and entertaining, while French doors provide a further connection to the garden.

Upstairs, four bedrooms are arranged around a central landing. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while two further double bedrooms also offer built-in storage. A fourth bedroom provides flexibility for guests, a nursery or home working. The family bathroom is finished in a contemporary style, with both a bath and separate shower.

The Outside

The property occupies an attractive corner position with established planting and a smart frontage. To the rear, the garden has been thoughtfully arranged with areas of lawn, decking and patio, creating a choice of spaces for dining, entertaining or simply enjoying the sun throughout the day.

A detached garage sits alongside the house and is complemented by driveway parking.

The Area

Butterfly Trail forms part of a well-regarded residential neighbourhood on the western side of Colchester. Stanway offers an excellent balance of convenience and connectivity, with everyday amenities, supermarkets, leisure facilities and retail parks all within easy reach.

Families are well served by a selection of schools, while commuters benefit from straightforward access to the A12 and nearby rail services connecting to London Liverpool Street. Colchester's city centre, with its independent shops, restaurants and cultural attractions, is also just a short drive away.

Further Information

Services: Mains water, drainage, gas and electricity connected.

Local Authority: Colchester City Council

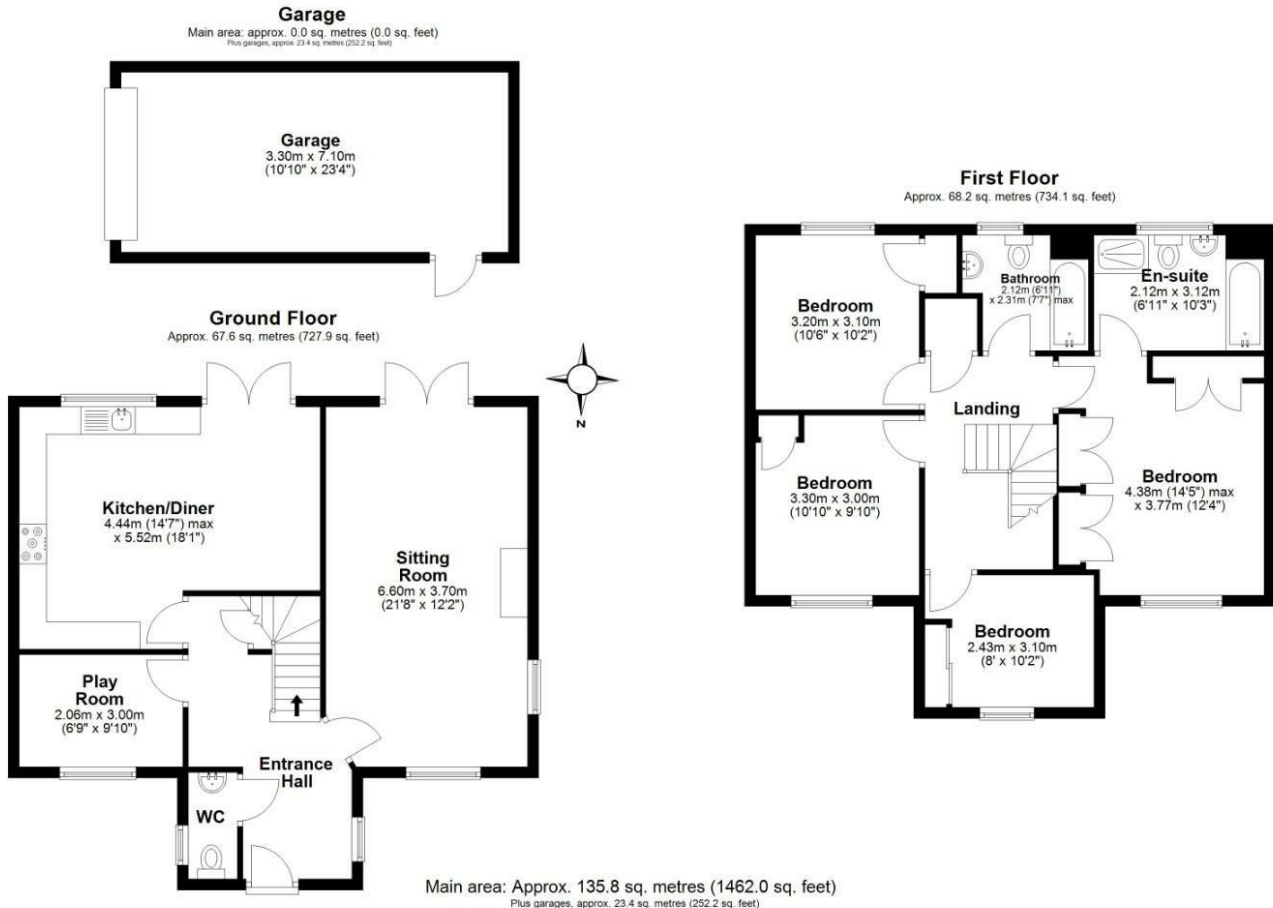
Council Tax Band: E

Tenure: Freehold

Maintenance charge: c£150p/a



Floor Plan



All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	