



Butterfly Trail, Colchester  
Guide Price £450,000

## Butterfly Trail, Colchester

Offered with no onward chain, this detached four bedroom family home features a well-designed layout including a sitting room, kitchen/dining room, family bathroom, en-suite to the main bedroom, and a ground floor WC, making it well suited to modern family living.

A welcoming entrance hall leads into a dual-aspect sitting room, finished with Amtico flooring and a feature gas fire. The kitchen/dining room is a sociable space with a good range of storage, fitted gas hob, oven and extractor, with space for further appliances, and French doors opening onto the garden. A ground floor WC completes the layout.

Upstairs, the main bedroom benefits from built-in storage and an en-suite shower room. There are three further well-proportioned bedrooms, one of which is currently used as a dressing room, offering flexibility for a nursery or study. A family bathroom serves the remaining rooms.

Outside, the property is tucked within a quiet cul-de-sac and offers off-road parking, a carport with electric vehicle charging point, and a garage which has been partly converted to provide a useful work-from-home office, while retaining storage to the front. The rear garden is enclosed and mainly laid to lawn with a patio area, ideal for outdoor dining. Further benefits include gas central heating.





- POPULAR LOCATION
- CUL DE SAC
- LINK DETACHED HOUSE
- OFF ROAD PARKING & CAR PORT
- ELECTRIC CAR CHARGING POINT
- HOME OFFICE
- ENSUITE TO PRINCIPLE BEDROOM
- NO ONWARD CHAIN

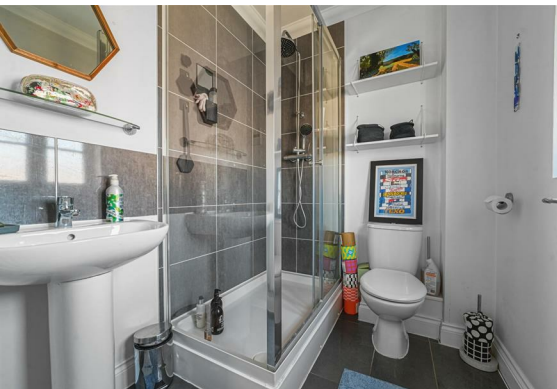
#### LOCATIONS

Stanway, situated to the west of Colchester, is a popular residential area offering excellent amenities and convenient access to the A12, making it ideal for commuters. The area is well served by a range of local schools and benefits from nearby shopping and leisure facilities at Tollgate Retail Park, including supermarkets, restaurants, and retail outlets.

The historic Colchester city centre is just a short drive away, providing a wider selection of shops, cafes, and mainline rail links to London Liverpool Street. With a good balance of convenience and access to surrounding countryside, Stanway remains a desirable location for a range of buyers.

#### AGENTS NOTES:

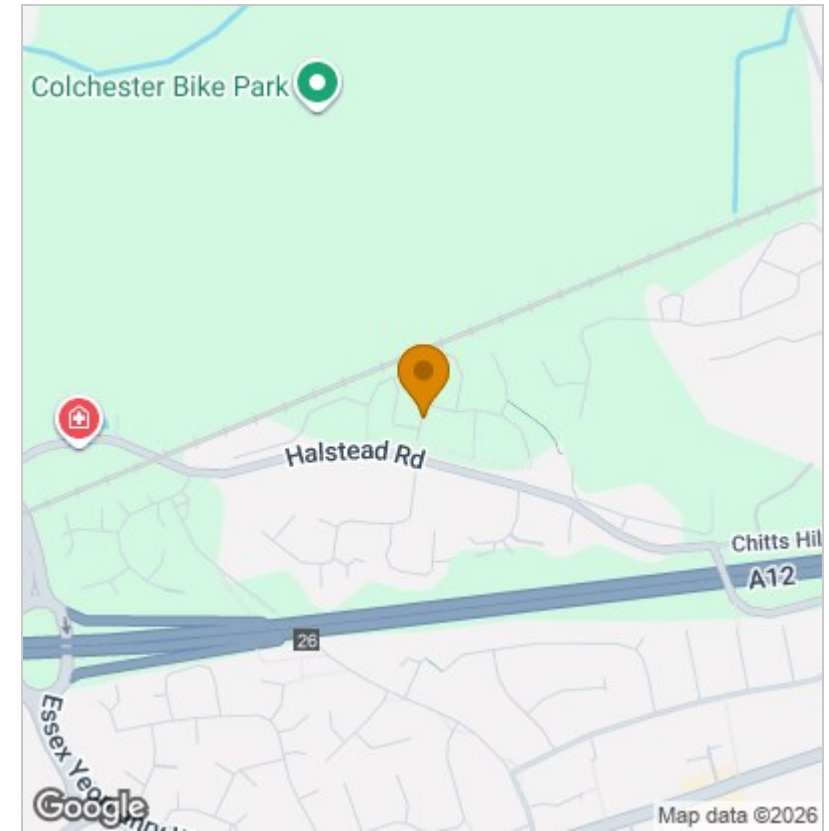
Tenure - Freehold  
Council Tax - Band D  
Services Connected - Mains  
Gas/Electric/Water/Drainage  
Heating - Gas boiler via radiators  
Telephone - EE - 83%, Three 78%,  
Vodafone 73%, O2 68% (Source Ofcom)  
Broadband - Ultrafast broadband is available  
Development charge - Approx £160.00  
PA



## Floor Plan



## Area Map



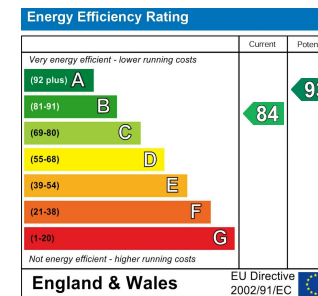
## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold