



NP NICHOLAS
PERCIVAL

For Sale. 22 Butterfly Trail,
Stanway, Colchester, Essex CO3 0AL

Incorporating **BS** BIRCHALL
STEEL





Enjoying a tucked away and secluded position within this sought-after development 22 Butterfly Trail is a beautifully presented four-bedroom detached family home. With a sociable kitchen/dining room, light-filled sitting room, en-suite to the principal bedroom, family bathroom, home office, off-road parking and enclosed rear garden, this property perfectly balances modern living with a sense of space and privacy. Ideally situated for all that Stanway and Colchester have to offer.







Management Service Charge Applies – Approximately £155 PA

Tenure Freehold | Council Tax Band D | Gas Central Heating | EPC B

Mains Water, Drainage, Gas and Electricity Connected

Please Note Restrictive Covenants Apply

The Property

A welcoming entrance hallway sets the tone for this stylish family home, opening to a dual-aspect sitting room finished with attractive Amtico flooring. A feature gas fire creates a cosy focal point, perfect for relaxing evenings.

The kitchen/dining room is a wonderfully sociable space with an integrated gas hob, oven and extractor hood, as well as room for a dishwasher, washing machine and fridge/freezer. Ample cupboards and drawers provide plenty of storage, while French doors open directly onto the patio and garden, making it ideal for entertaining in warmer months. The ground floor is completed by a convenient cloakroom with WC and hand basin.

Upstairs, the principal bedroom features a built-in wardrobe and modern en-suite shower room with rainfall head and mixer attachment. Bedroom two is a generous double, positioned above the carport, while bedroom three offers additional double accommodation with built-in storage. The fourth bedroom, currently used as a dressing room, provides excellent flexibility for guests, a nursery or study. The family bathroom completes the first floor with a bath, shower mixer attachment, pedestal hand basin and WC

22 Butterfly Trail

Stanway, Colchester, Essex

Sat-Nav Ref: **CO3 0AL**

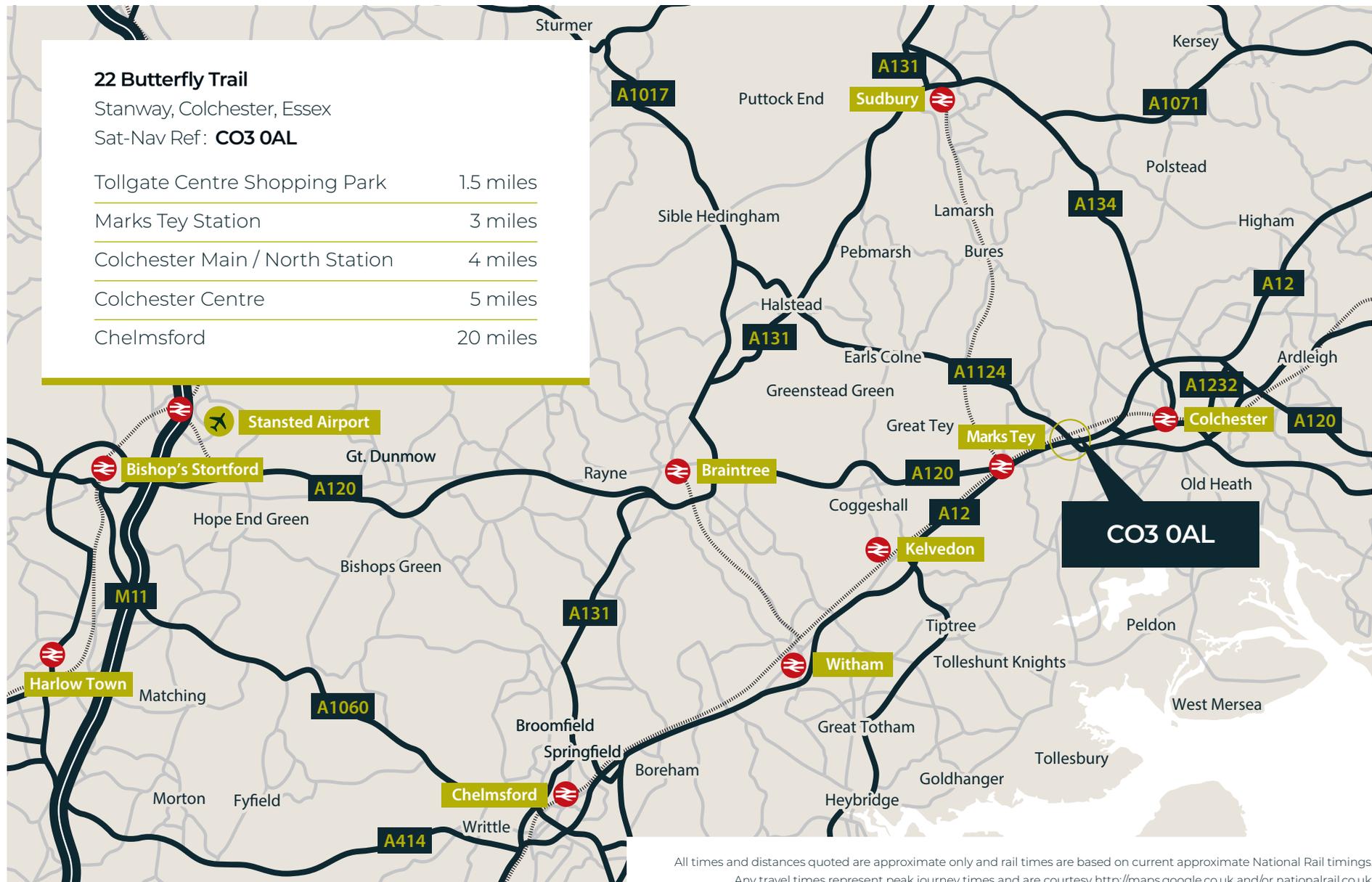
Tollgate Centre Shopping Park 1.5 miles

Marks Tey Station 3 miles

Colchester Main / North Station 4 miles

Colchester Centre 5 miles

Chelmsford 20 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Living in Stanway & Colchester

Stanway is a thriving suburb of Colchester, popular with families for its excellent schools, parks and easy access to both countryside and city life. Nearby, you'll find an array of local shops, cafés and restaurants, along with larger retail parks for everyday convenience.

The vibrant city centre of Colchester is just a short drive away, offering historic charm, cultural attractions, and fast rail connections to London Liverpool Street in under an hour. With beautiful countryside walks on your doorstep and the coast within easy reach, Stanway offers the perfect balance between modern living and a relaxed, community-focused lifestyle.





Outside

Tucked away within a secluded cul-de-sac, the property enjoys a sense of privacy and calm. To the front, there is off-road parking and a covered carport with an electric vehicle charging point.

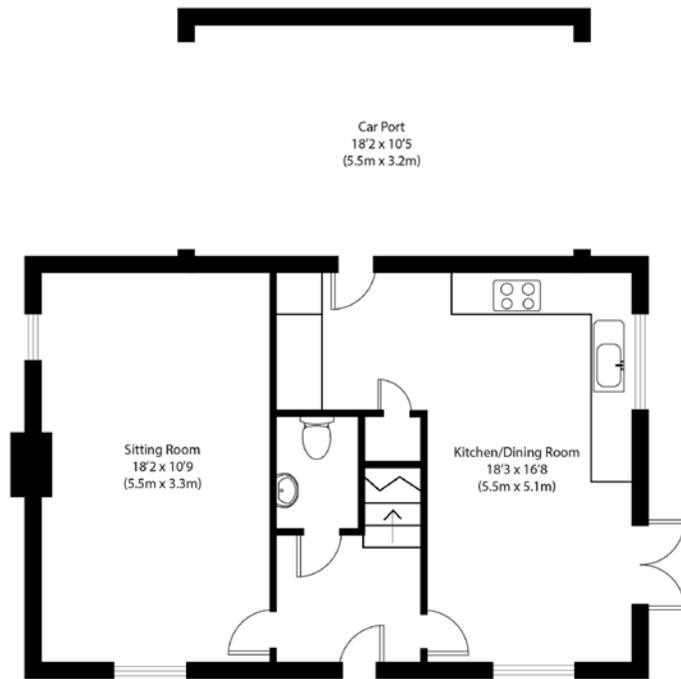
The garage has been cleverly adapted, now providing a secure storage area to the front and a garden office to the rear—ideal for those who work from home.

The rear garden is enclosed and mainly laid to lawn, with a patio adjacent to the house offering a lovely spot for summer dining or a morning coffee in the sunshine.

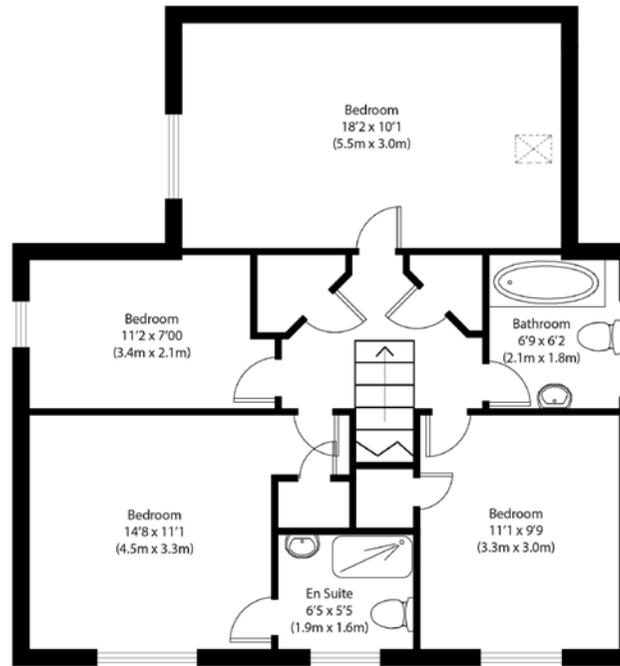




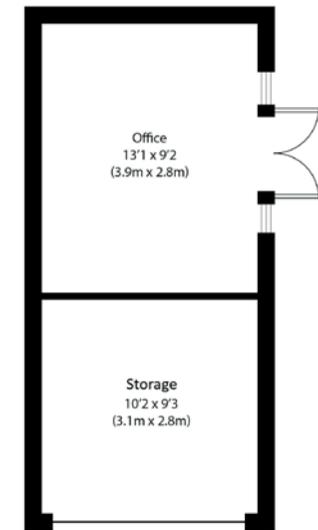




Ground Floor



First Floor



Outbuilding

22 Butterfly Trail, Stanway, Colchester, Essex CO3 0AL

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Agents Notes | Section 21 Notice

Pursuant to Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property being sold, is owned by an employee of Nicholas Percival Estate Agents & Chartered Surveyors. Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors fees and removal costs will also need to be considered

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.