



- No Onward Chain
- Detached Four Bedroom Home
- Occupying A Favorable Corner Plot
- Well Presented Throughout
- Recently Built To A High Standard
- Generous Living Room
- Open Plan Kitchen/Diner
- Study
- Family Bathroom, En-Suite Shower Room And Downstairs Cloakroom
- Landscaped Garden With Access To Garage

### 10 Butterfly Trail, Stanway, Colchester, Essex. CO3 0AL.

Residing on a corner plot is this recently built and exceptionally well presented four bedroom detached family home, situated within a quiet cul-de-sac in the sought after Stanway area to the west of Colchester. Within close proximity to the highly regarded Stanway Primary and Secondary school, Tollgate Retail Park offering various shops and popular restaurants and both Marks Tey Train Station and Colchester North Station with links to London Liverpool Street under the hour. Built to a high specification by highly reputable builders 'Hopkins Homes' this beautiful home is 'move in ready' for any prospective purchaser and would make an ideal family home.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

With double glazed window to side, stairs rising to first floor and storage cupboard under, doors to;

### Lounge



21' 10" x 11' 10" (6.65m x 3.61m) With double glazed windows to front and side with French doors to rear, two radiators, feature fireplace, TV point.

### WC

With double glazed window to side, radiator, close coupled WC, wash hand basin.

### Study/Playroom

10' 2" x 7' 2" (3.10m x 2.18m) With double glazed window to front, radiator.

## Kitchen/Diner



18' 8" x 14' 1" (5.69m x 4.29m) With double glazed window to rear and French doors to garden, radiator, tiled flooring, a range of matching contemporary eye level and base units with drawers and worktops over, inset sink and drainer, gas Rangemaster cooker, space for other kitchen appliances, island unit and space for dining table.

## First Floor

### Landing

With airing cupboard, loft access and doors to;

### Bedroom One



14' 8" x 12' 2" (4.47m x 3.71m) With double glazed window to front, radiator, double built in wardrobe, door to en-suite.

# Property Details.

## En-Suite Bathroom



A four piece en-suite fully tiled with double glazed obscure window to rear, radiator, shower cubicle, panelled bath, close coupled WC, wash hand basin.

## Bedroom Two



10' 10" x 10' 0" (3.30m x 3.05m) With double glazed window to front, radiator, built in wardrobe.

## Bedroom Three



10' 5" x 10' 0" (3.17m x 3.05m) With double glazed window to rear, radiator, built in wardrobe.

## Bedroom Four

10' 1" x 7' 11" (3.07m x 2.41m) With double glazed window to front, radiator.

## Family Bathroom

With obscure double glazed window to rear, radiator, close coupled WC, wash hand basin, panelled bath with shower and shower screen, fully tiled.

## Outside

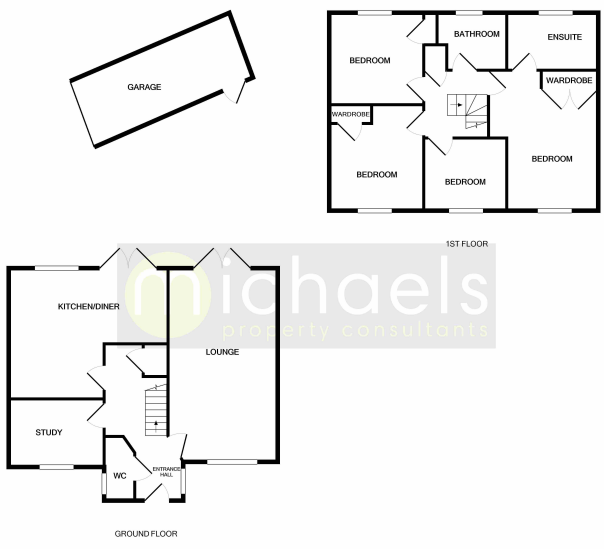
### Rear Garden, Driveway & Garage



Outside, the current owners have landscaped the rear garden and now offers a fantastic space for any family with large lit decking area - an ideal space for outdoor dining. The garden is enclosed by brick walling and fencing with gated rear access. To the rear of the property there is also a driveway providing off road parking for two cars and detached garage.

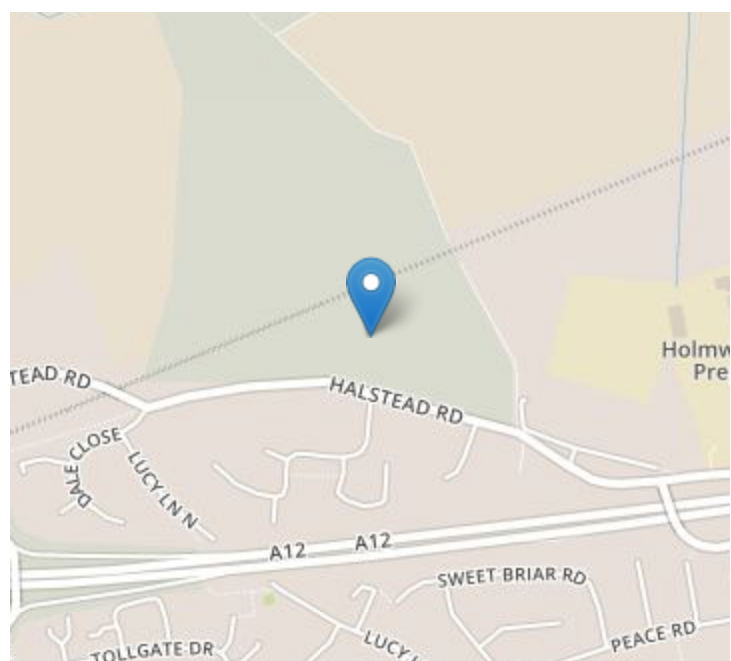
# Property Details.

## Floorplans

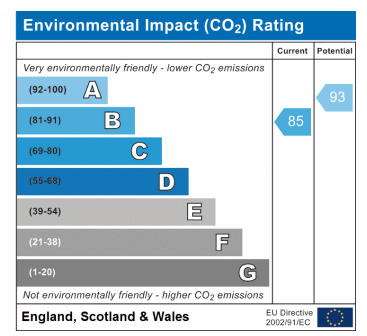
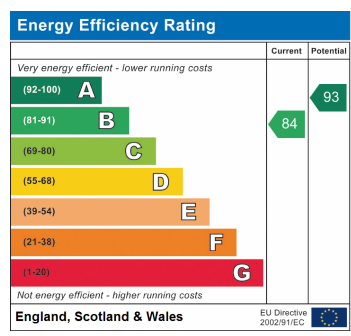


Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or condition. © 2020 Michael's Property Consultants

## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

