



- An Excellent Four Three Bedroom Semi-Detached Town House
- Close To Highly Regarded Primary, Secondary & Private Schooling
- Favourable West Colchester Location - Close To An Array Of Amenities & Transport Links
- Modern Finishes & Versatile Town House Living
- Large Reception Room
- Kitchen-Diner
- Two En-Suite's
- First Floor Bathroom
- Ground Floor Cloakroom
- Generous Garden, Off Road Parking & Garage

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

**\*\*Guide Price £375,000 - £400,000\*\*** A well-presented three-bedroom semi-detached town house located in a popular area of West Colchester, close to a range of local amenities and transport links. The property offers modern finishes and flexible living over three floors. Accommodation includes a welcoming entrance hall, downstairs cloakroom, spacious kitchen-diner, large reception room, two en-suite bedrooms, a first-floor bathroom, and a ground floor cloakroom. Outside, there is a generous rear garden, off-road parking, and a garage. Situated in the popular residential area of Chitts Hill, this property benefits from easy access to a variety of local amenities including shops, schools, and transport links. The area offers good transport links to Colchester city centre and major road networks, making it ideal for commuters. Marks Tey Train Station & Colchester's mainline station are a short drive away, offering direct links to London Liverpool Street within the hour.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

### Entrance Hall

### Cloakroom

### Living Room



16' 1" x 11' 0" (4.90m x 3.35m)

### Kitchen/Dining Room



8' 5" x 17' 6" (2.57m x 5.33m)

## Garage

19' 0" x 9' 5" (5.79m x 2.87m)

## First Floor

### Landing

### Master Bedroom



12' 9" x 16' 1" (3.89m x 4.90m)

### En-Suite Shower Room



# Property Details.

## Bedroom Three



11' 9" x 11' 0" (3.58m x 3.35m)

## Bedroom Two



15' 7" x 10' 11" (4.75m x 3.33m)

## Bathroom



8' 4" x 6' 10" (2.54m x 2.08m)

## En-Suite Shower Room (Two)

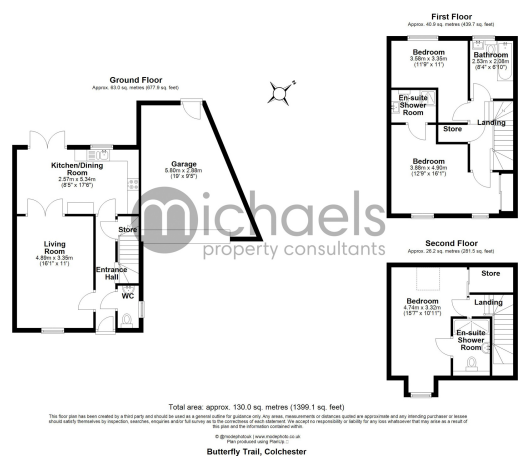


## Second Floor

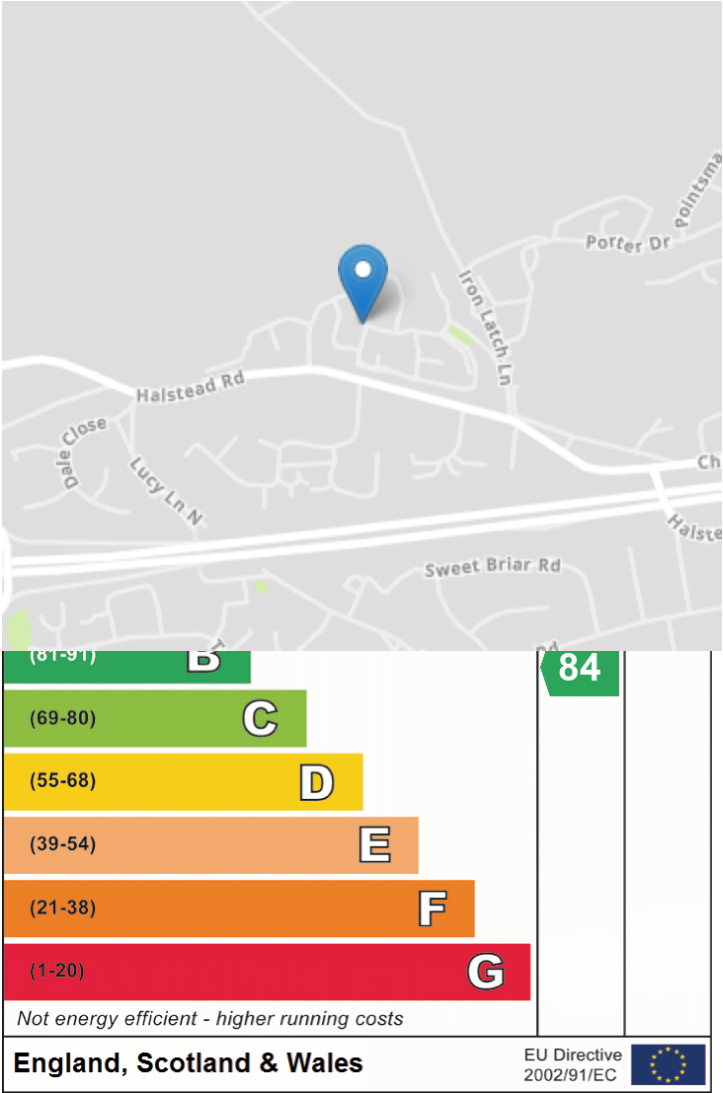
### Landing

# Property Details.

## Floorplans



## Location



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.

