



- Built by Highly Reputable Builders 'Hopkins Homes'
- Three/Four Bedroom Town House
- Open Plan Kitchen/Breakfast Room
- Dining Room/Bedroom Four
- First Floor Living Room
- Two En-Suite Shower Rooms & Family Bathroom
- Landscaped Rear Garden
- Carport And Garage

1 Emperor Terrace, Butterfly Trail, Stanway, Colchester, Essex. CO3 0AZ.

A recently built and exceptionally well presented three/four bedroom town house, 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.



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor, doors to;

Dining Room/Bedroom Four



10' 4" x 10' 1" (3.15m x 3.07m) With UPVC sash double glazed window to front, radiator.

WC

With radiator, wash hand basin, close coupled WC.

Kitchen/Breakfast Room



16' 6" x 10' 9" (5.03m x 3.28m) With UPVC double glazed window to rear, single door to garden, radiator, tiled flooring, a range of matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, tiled splashbacks, double oven with gas hob and extractor hood over, space for other kitchen appliances.

First Floor

First Floor Landing

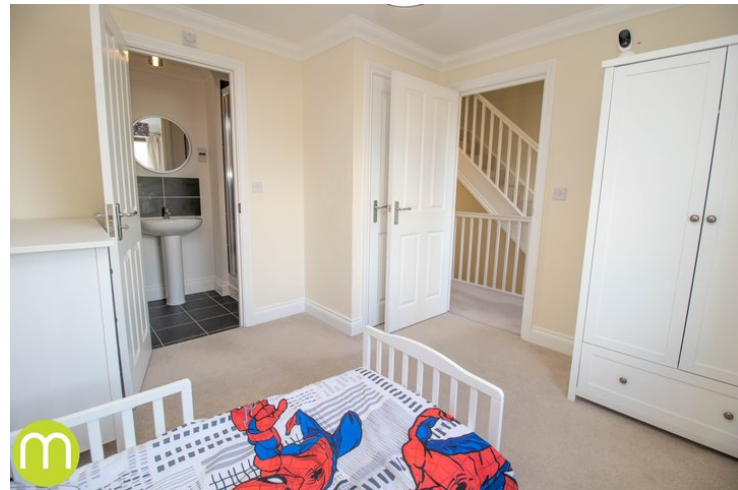
With UPVC double glazed sash window to front, cupboard, stairs to second floor, doors to;

Lounge



16' 7" x 10' 10" (5.05m x 3.30m) With two UPVC double glazed sash windows to rear, radiator.

Bedroom Two



10' 0" x 9' 9" (3.05m x 2.97m) With UPVC double glazed sash window to front, radiator, door to;

Property Details.

En-Suite Two



With radiator, close coupled WC, wash hand basin, shower cubicle with tiled walls, extractor.

En-Suite One



With radiator, close coupled WC, wash hand basin, shower cubicle with tiled walls, extractor.

Second Floor

Second Floor Landing

With airing cupboard and doors to;

Bedroom One



With two UPVC double glazed sash windows to front, radiator, built in wardrobe, door to;

Bedroom Three

10' 9" x 9' 1" (3.28m x 2.77m) With UPVC double glazed sash window to rear, radiator, built in wardrobe.

Bathroom

With double glazed obscure window to rear, radiator, wash hand basin, close coupled WC, panelled bath, part tiled walls.

Outside

Rear Garden



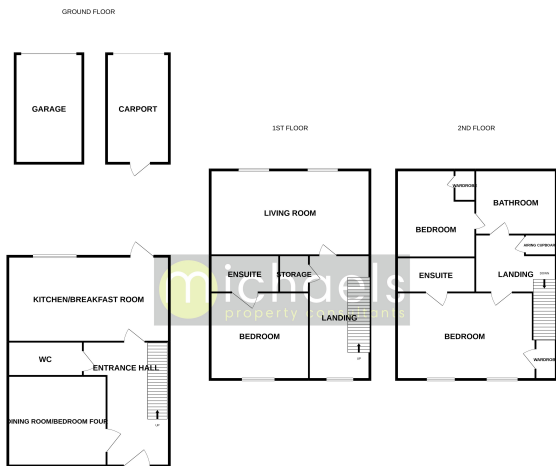
Outside, the property is favourably positioned at the end of the row of terraces and comes with the largest rear garden which wraps around the side of the property offering space for storage. The garden has been landscaped and offers a lawn and patio area.

Carport And Garage

The carport and the garage are both located to the rear.

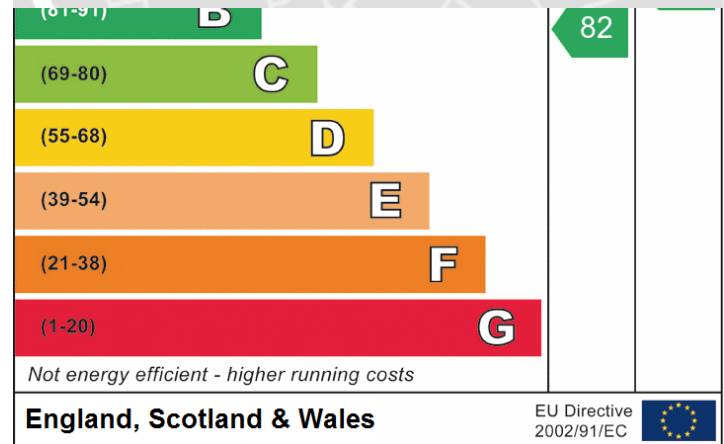
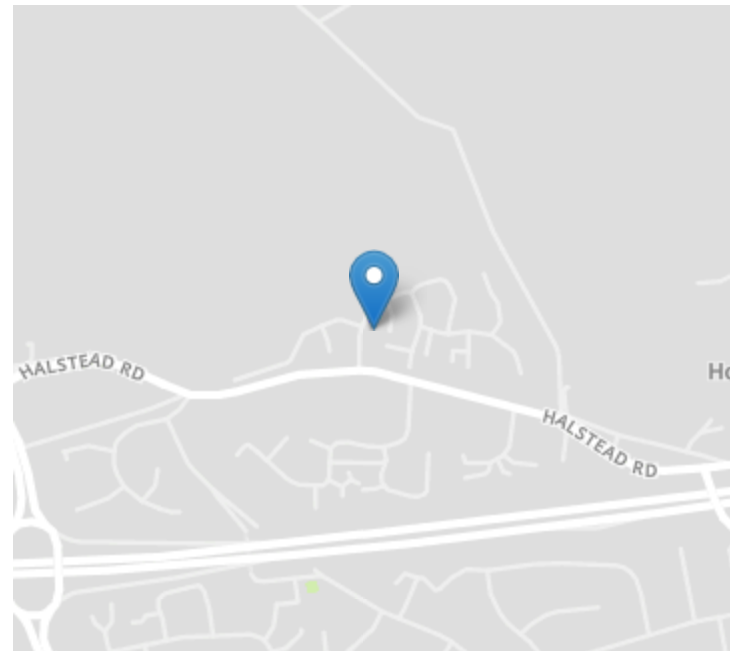
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used to justify any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MySpace (12/02)

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.