

3 Butterfly Trail, Stanway, Colchester, CO3 0AL



Freehold

Guide Price

£375,000 to

£400,000

Subject to contract

Beautifully presented

3 bedrooms
1 reception room
3 bathroom



A modern town house offering accommodation over three floors with two en-suites, superb garden and an office to the rear of the garage.

Some details

General information

Situated on this popular modern development to the West of Colchester's town centre and having great access to the A12 and A120 for Stansted Airport, is this superbly presented modern town house offering good size living space throughout. The owners have made various improvements since occupation to include creating superb working-from-home/office space to the rear of the larger than average garage and landscaped the garden with artificial turf.

Internally the property comprises of an entrance hall which has stairs to the first floor, understairs storage cupboard and a cloakroom comprising WC and hand basin. The lounge is located to the front of the property with double glazed window and double doors that lead to the kitchen to the rear. The kitchen was fitted with a range of modern units and work surfaces with built in appliances including four-ring gas hob, electric oven and grill with extractor fan over, integrated dishwasher, fridge/freezer and washing machine, a good range of wall mounted cabinets with double glazed French doors and double glazed window overlooking the rear garden and patio terrace.

The first floor landing has stair flight to the second floor and an airing cupboard. Bedrooms two and three and the family bathroom are located on the first floor. Bedroom two has two double glazed windows to the front and features an en-suite shower room with bedroom three being a good double room with double glazed window to the rear. The bathroom is fitted with a white modern three-piece suite comprising panelled bath with mixer tap, WC, hand basin and double glazed window to the rear.

On the second floor the master bedroom can be found which is a good size double room with walk-in wardrobe, dormer window to the front and window to the rear and also featuring an en-suite with double shower cubicle, hand basin and WC.

Entrance hall

Cloakroom

Lounge

15' 11" x 11' 1" (4.85m x 3.38m)

Kitchen

17' 8" x 8' 6" (5.38m x 2.59m)

First floor landing

Bathroom

Bedroom two

11' 4" x 9' 5" widening to 11' 4" (3.45m x 2.87m, 3.45m)

Ensuite

Bedroom three

10' 5" x 8' 10" (3.18m x 2.69m)

Second floor

Bedroom one

15' 9" x 9' 8" (4.8m x 2.95m)

Ensuite

Office

9' 10" x 7' 10" (3m x 2.39m)

Garage

15' x 7' 10" (4.57m x 2.39m)

The outside

The property offers an attractive garden to the rear with lovely stone patio adjacent to the property with pathways leading to the rear of the garden with the remainder of the garden being laid with artificial turf and enclosed by fencing. There is a personal door leading to the garage where the rear of the garage has been converted to working-from-home office space with power connected, laminate flooring and further door leading to the garage which measures 15' x 7' 10" with up and over door.

To the side of the property there is parking for two/three vehicles.

Where?

The property is situated in the Stanway District of Colchester being highly regarded and having great access to the A12 London bound towards the M25, A120 for Stansted Airport with nearby railway station at Marks Tey offering rail services to London's Liverpool Street. There are shopping facilities nearby at Tollgate Retail Park with a Sainsbury's superstore and there is also popular primary and secondary schooling nearby.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref - PRC

Service Charge: approximately £120 per annum for Estate Management (these charges are for the current year and maybe subject to change).

Directions

Proceed from our offices at Tollgate East towards the direction of Eight Ash Green over the A12. At the roundabout junction take the third exit back on yourself taking a left into Halstead Road. Continue along and then left into Butterfly Trail where the property can be found along on the left hand side.

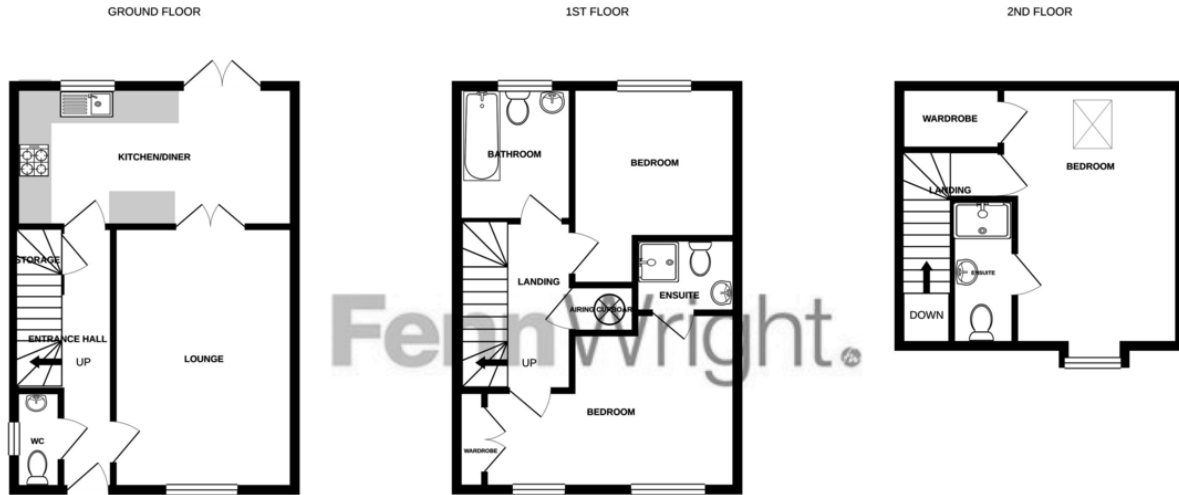
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 216 543.



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To find out more or book a viewing

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