



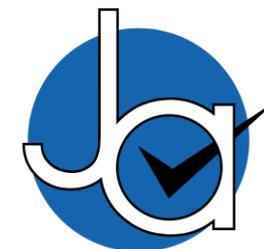
**4 bedroom
Detached
House located
in Stanway.**

**Guide Price
£500,000 - £550,000**

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Butterfly Trail Stanway Colchester CO3 0AL

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £500,000 TO £550,000

This modern four-bedroom detached home offers stylish, well-designed living with a shaker-style kitchen, spacious lounge, versatile study, and contemporary bathrooms, including a sleek en-suite to the main bedroom. Three bedrooms feature fitted wardrobes, and the property is complemented by wraparound gardens, a driveway, and a detached garage, all set in a convenient Stanway location close to shops, schools, and excellent transport links.

STEP INSIDE

Stepping through the front door, you're welcomed into a bright and inviting hallway that introduces the generous proportions and thoughtful design found throughout the home. Just off the hall sits the study, measuring 3.17m x 2.11m (10'5" x 7'2")-a versatile and well-proportioned room ideal for home working, creative projects, or day to day organisation, with ample space for desks, storage, or additional seating.

Continuing through the ground floor, the kitchen and dining room offers a beautifully designed central space measuring 3.78m x 4.35m (12'5" x 14'3"). Stylish shaker style cabinetry is paired with warm wood countertops, while a feature range cooker with a gas hob and double ovens brings both character and practicality. A well sized island enhances the workspace and creates a natural gathering point, making this room perfectly suited to cooking, dining, and everyday living.

From here, the layout flows into the generous living room, a wonderfully balanced space measuring 5.05m x 3.56m (16'7" x 11'8"). Large windows draw in natural light, creating a comfortable setting for relaxing or entertaining. A convenient WC is positioned off the hallway, completing the ground floor.

Upstairs, the first-floor landing leads to four well-appointed bedrooms. The main bedroom measuring 4.98m x 3.72m (16'2" x 12'2") features custom fitted wardrobes that maximise storage while maintaining a clean, uncluttered look. It enjoys access to a sleek, contemporary en suite bathroom (3.10m x 2.98m), finished with modern fittings and elegant, understated styling.

Bedrooms two and three are both comfortable doubles, measuring 3.20m x 3.00m (10'6" x 9'10") and 3.23m x 3.00m (10'7" x 9'10") respectively and both benefit from fitted wardrobes, providing excellent built in storage and enhancing the room's practicality. Bedroom four, at 3.13m x 2.45m (10'3" x 8'0"), offers excellent versatility as a child's room, nursery, or dressing room.

The stylish family bathroom completes the upper level, echoing the en suite with its contemporary design, modern tiling and high-quality fixtures.



4



2



2



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EPC

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STEP OUTSIDE

Externally, the property continues to impress. A private driveway offers convenient off-road parking and leads to a detached garage, ideal for additional storage or use as a workshop. The surrounding gardens wrap around the home, featuring a blend of lawn and patio areas that provide inviting spaces for relaxing outdoors, entertaining guests, or giving children room to play.

THE LOCATION

Butterfly Trail is well placed for everyday convenience, with shops, schools, and Stanway's retail parks close by, along with easy access to healthcare and leisure facilities. Regular bus services run into Colchester, several train stations are within reach for wider commuting, and the A12 is moments away, making the location practical and well



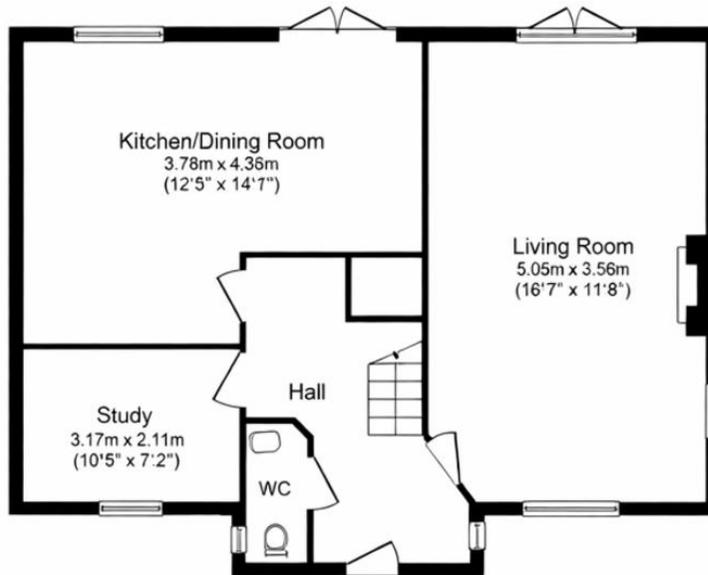


Butterfly Trail, Stanway, Colchester, CO3 0AL

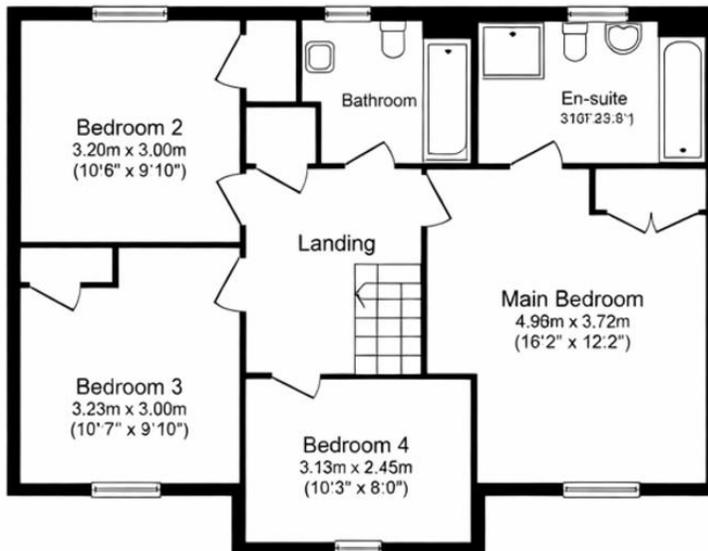




FLOORPLAN



Ground Floor



First Floor

DIRECTIONS

CONTACT

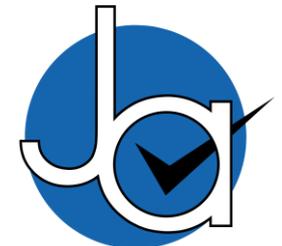
**99 London Road
Stanway
Colchester
Essex
CO3 0NY**

E sales@john-alexander.co.uk

T 01206 656007

www.john-alexander.co.uk

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