Colehills, Clavering, CB11 4QN

CHEFFINS

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CB11 4QN

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Guide Price £590,000

- Picturesque village location
- Three reception rooms
- Principal bedroom with en suite
- Private, landscaped garden
- Garage & driveway parking

A spacious detached five bedroomed house set in a picturesque location within this highly sought after village. The property enjoys light and airy accommodation together with a driveway, garage and private garden.

LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

GROUND FLOOR

ENTRANCE HALL
Entrance door, staircase rising to the first floor, doors to adjoining rooms and window to the front aspect.

CLOAKROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC, heated towel rail and obscure glazed window to the side aspect.

LIVING ROOM
Windows to the front and rear aspects, feature fireplace with open fire.

KITCHEN
Fitted with base and eye level units with work top over with the addition of a breakfast bar, electric range style cooker, stainless steel sink, integrated appliances of dishwasher, low level fridge, breakfast bar, and window to the front aspect.

UTILITY ROOM
Fitted with base and eye level units with work top over, stainless steel sink, space and plumbing for a washing machine and tumble dryer together with space for free-standing fridge freezer, integral door into the garage.

STUDY
Window to the side aspect.

DINING ROOM
Glazed sliding doors to the rear aspect leading out in the garden area.

FIRST FLOOR

LANDING
Access to loft space, doors to airing cupboard and adjoining rooms.

BEDROOM ONE
Dual aspect with glazed windows to the side and rear, built-in wardrobes and door to:-

EN SUITE
Comprising ceramic wash basin with vanity unit beneath, low level WC, panel bath with shower attachment together with a shower unit, obscure glazed window to the side aspect.

BEDROOM TWO
Fitted wardrobes, desk and window to the rear aspect.

BEDROOM THREE
Window to the side aspect and fitted wardrobes.

BEDROOM FOUR
Fitted with wardrobes, desk and window to the front aspect.

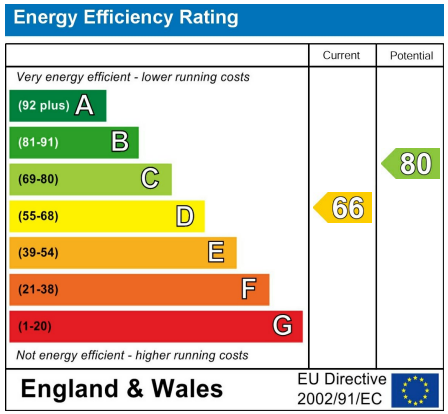
BEDROOM FIVE
Fitted wardrobes and vanity unit and window to the front aspect.

BATHROOM
Comprising pedestal wash basin, low level WC, panel bath with overhead electric shower attachment, heated towel rail and obscure glazed window to the front aspect.

OUTSIDE
The front of the property features a lawned garden and a driveway for off-street parking that leads to the garage. Gated side access leads to the rear of the property which boasts a paved terrace ideal for al fresco entertaining with the remainder of the garden being predominately laid to lawn together with a central area with mature shrubs and flowers. Hedges border which provide a good degree of seclusion together with a useful shed.

TANDOM GARAGE
Fitted with an up and over door, power and lighting supply and door with access into the garden.

VIEWINGS
By appointment through the Agents.



Guide Price £590,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford

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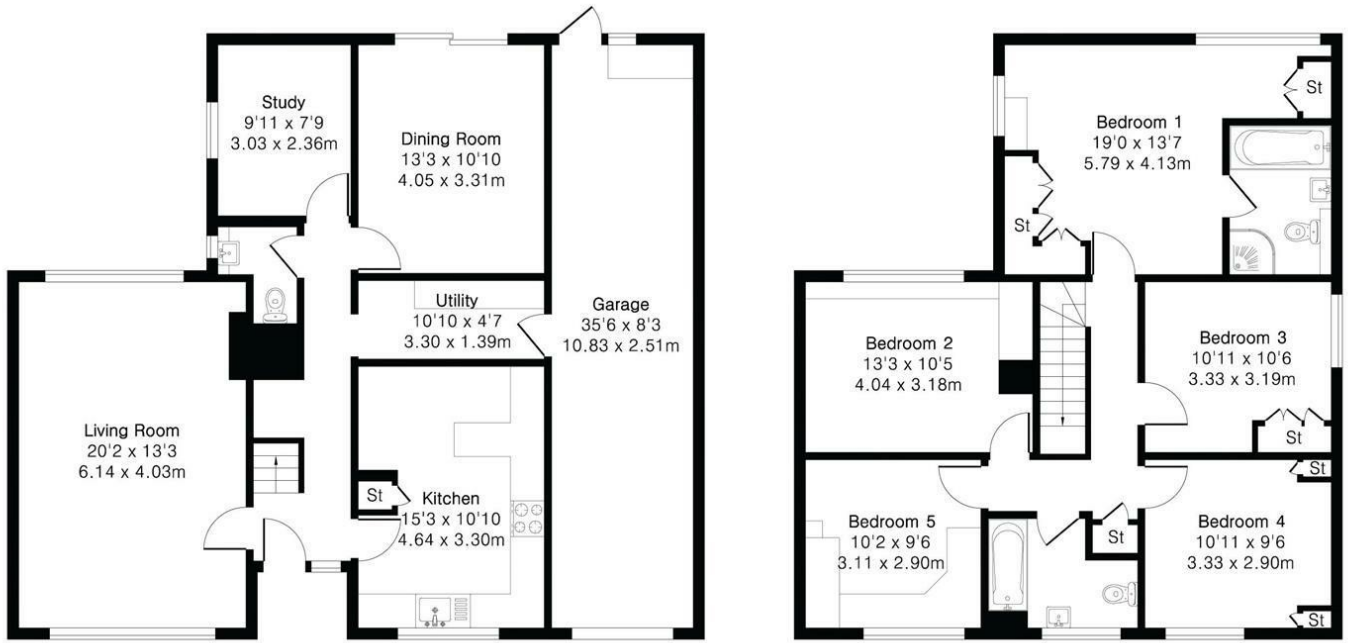
Approximate Gross Internal Area 2009 sq ft – 187 sq m
(Including Garage)
Ground Floor Area 852 sq ft – 79 sq m
First Floor Area 878 sq ft – 82 sq m
Garage Area 279 sq ft – 26 sq m



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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