



2 Eldridge Close, Clavering
CB11 4FZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Eldridge Close

Clavering | Essex | CB11 4FZ

Guide Price £600,000

- A superb four bedroom detached property
- Four reception rooms
- Open plan kitchen/breakfast room
- Beautiful principal bedroom with en suite shower room
- Part walled rear garden
- Off-road parking and garage
- Offered with no upward chain
- Popular village location

The Property

A well-proportioned four-bedroom, two bathroom detached family home in the highly popular village of Clavering. Benefitting from a private rear garden, off road parking, garage and is offered with no upward chain.

The Setting

Clavering is one the region's most popular villages with an outstanding primary school, a supermarket and post office, the renowned Cricketers public house and restaurant, and a village hall with an award winning playing field. It is approximately 8 miles from the market towns of Saffron Walden and Bishops Stortford, both of which have excellent educational, shopping and recreational facilities. There are mainline stations at Audley End and Bishops Stortford (Liverpool Street and Cambridge). There is access to the M11 at Junctions 8 and 9. The University City of Cambridge is approximately a 35 minute drive away.

The Accommodation

In detail the property comprises a welcoming entrance hall with stairs rising to the first floor, understair storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. To the left is a front reception room which would make an ideal home office, snug or playroom. A further reception room is located to the right which is utilised as a dining room and has double doors opening into the sitting room, which boasts a sliding patio door opening onto the garden. The well-proportioned kitchen is located to the rear of the property and is fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. Integrated appliances include a fridge/freezer, dishwasher, Neff oven and there is space and plumbing for a washing machine. Adjoining the kitchen is a conservatory which also provides access to the part walled garden and beyond.





On the first floor there is a large principal bedroom with window to front aspect, built in wardrobes and an en-suite. Comprising shower enclosure, W.C and wash hand basin. Bedroom two is a double room with window to front aspect. A third double bedroom has a window to rear aspect and bedroom four is a good size room with window to rear aspect. The family bathroom comprises panelled with shower attachment over, W.C, heated towel rail and wash hand basin.

Outside

The property benefits from off road parking on a driveway to the rear, which leads to the detached garage with up and over door. There is gated access to the rear garden which is part walled and is predominantly laid to lawn with a range of shrubs borders as well as fruit trees. A patio area provides an ideal space for al fresco dining and outdoor entertaining.

Services

Mains electric and water are connected. Drainage is via a shared pumping station into mains drainage. Gas fired central heating. Superfast broadband is available and mobile signal is likely.



Tenure – Freehold

Property Type – Detached

Property Construction – Brick with clad finish and tiled roof

Local Authority – Uttlesford District Council

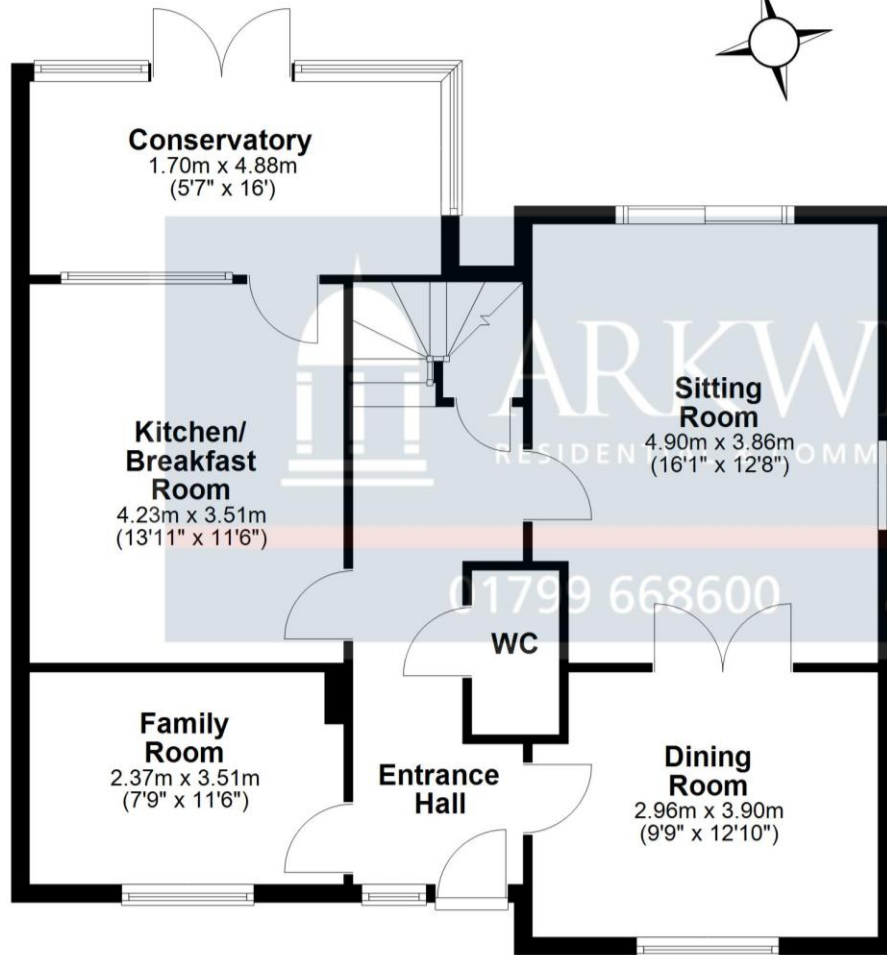
Council Tax– F

Agents Note – There is an annual maintenance charge of £250.00 per annum.



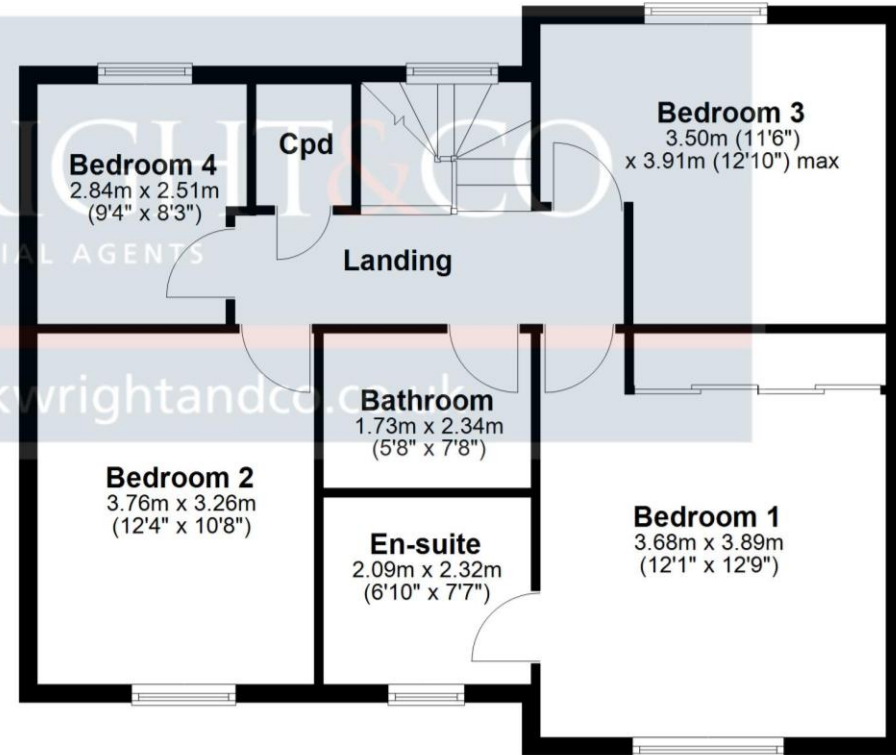
Ground Floor

Approx. 77.1 sq. metres (829.7 sq. feet)



First Floor

Approx. 66.2 sq. metres (713.0 sq. feet)



Total area: approx. 143.3 sq. metres (1542.7 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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