



Colehills, Clavering, CB11 4QN

CHEFFINS

Colehills

Clavering,
CB11 4QN

- Picturesque village location
- Ensuite to principal bedroom
- Three reception rooms
- Generous Plot
- Garage & off-street parking
- Chain Free

A spacious detached four 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. Offered chain free.

4 2 3



Guide Price £525,000



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

Hardwood entrance door with decorative leaded window and decorative windows to either side, staircase rising to first floor with understairs storage cupboard. Doors to adjoining rooms.

SITTING ROOM

A deep and wide window to the front aspect with a very pleasant outlook onto the garden and surroundings, open fireplace along with a pair of glazed doors with adjoining glazed panels leading to:-

FAMILY/DINING ROOM

A multi purpose room enjoying a good degree of natural light via deep windows to the front and rear aspects enjoying pleasant views.

KITCHEN/BREAKFAST ROOM

A spacious room fitted with a range of base and eye level units with generous worktop space over, sink unit, hob and built-in double oven, integrated fridge freezer, freestanding washing machine and dishwasher and cupboard housing the oil fired boiler. Window to the rear aspect overlooking the garden together with a pair of glazed doors providing access onto the path and garden beyond.

CLOAKROOM

Comprising wash basin, low level WC and high level window.

FIRST FLOOR

LANDING

A high level window to the side aspect, built-in airing cupboard and access to the loft space, doors to adjoining rooms.

PRINCIPAL BEDROOM

A spacious bedroom with wide window to the front aspect with a pleasant outlook of the street scene and surroundings. This room benefits from an extensive range of fitted wardrobes and dressing area, door to:-

EN SUITE

Comprising vanity wash basin, low level WC, shower enclosure and window to the rear aspect.

BEDROOM 2

Wide window to the front aspect enjoying views and built-in wardrobes.

BEDROOM 3

A dual aspect room with windows to the rear and side aspects.

BEDROOM 4

Window to the rear aspect overlooking the garden. A pair of built-in wardrobes.

BATHROOM

Comprising wash basin, low level WC, panel bath with shower attachment over, obscure window.

OUTSIDE

The property enjoys a generous front garden which is laid to lawn with adjoining driveway providing extensive off-street parking in turn leading to the garage. The rear garden is mainly laid to lawn with a paved pathway leading to a decking area with pergola over.

GARAGE

Fitted with an up and over door, power and lighting connected.

WORKSHOP

Glazed door to workshop equipped with base cupboards, extensive shelving, ample lighting, power and a free-standing fridge. Adjoining the workshop is a large cupboard housing the oil storage tank.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £525,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

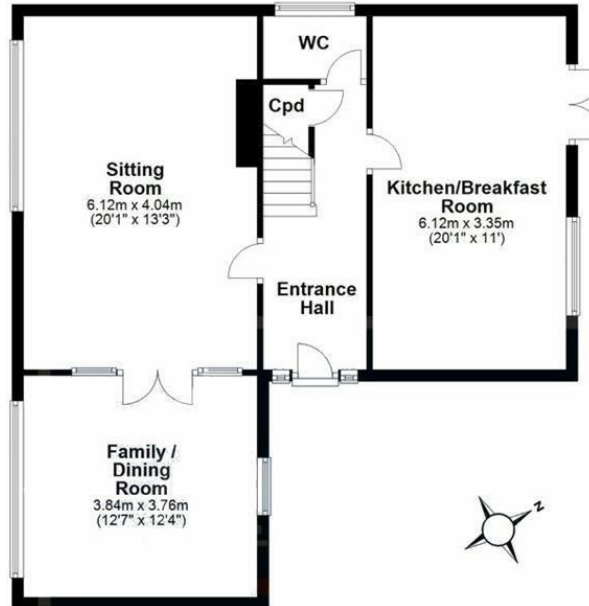
More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

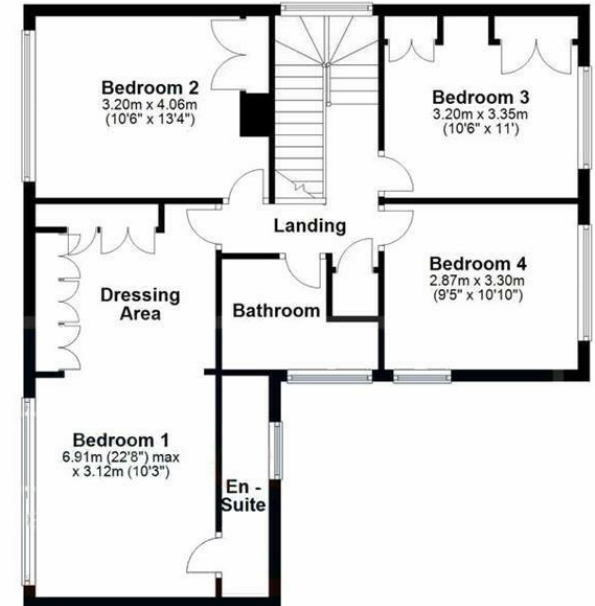
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Ground Floor
Approx. 72.3 sq. metres (777.8 sq. feet)



First Floor
Approx. 73.9 sq. metres (795.8 sq. feet)



Outbuilding
Approx. 11.6 sq. metres (124.6 sq. feet)



Total area: approx. 157.8 sq. metres (1698.3 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

