



Colehills Close, Clavering, CB11 4QY

CHEFFINS

Colehills Close

Clavering,
CB11 4QY

- Detached home
- Three reception rooms
- Three bedrooms
- Tucked away position
- Off street parking
- Detached garage

A spacious and well appointed detached family home, positioned and tucked away village location. The property benefits from bright and well proportioned living accommodation throughout together with detached garage, landscaped rear garden and off street parking.

3 1 3

Guide Price £450,000





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 PORCH

Entrance door, dual aspect windows to the side and front elevations. Door to:

HALLWAY

Staircase rising to the first floor with understairs storage cupboard, part panelled wall, tiled flooring and doors to adjoining rooms.

STUDY

Double glazed window to the front aspect.

CLOAKROOM

Comprising ceramic wash basin with vanity cupboard beneath and splashback tiles, low level WC, tiled flooring and obscure double glazed window to the side aspect.

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink and integrated dishwasher, oven with four ring induction hob and extractor hood above, space for washing machine/tumble dryer, part-tiled walls and double glazed window to the front aspect.

SITTING ROOM

Feature fireplace with exposed brickwork, tiled hearth and gas fire and double glazed sliding doors leading directly into the conservatory. Open plan to:

DINING ROOM

Double glazed window to the rear aspect with views of the garden and door to the side aspect providing direct access to the outside space.

CONSERVATORY

Triple aspect double glazed windows to both sides and rear aspects along with a pair of double glazed French doors leading directly into the garden, tiled flooring.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, storage cupboard with shelving and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the rear aspect with views of the garden.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden.

BEDROOM 3

Double glazed window to the front aspect.

BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with shower above, part-tiled walls and tiled flooring, obscure double glazed window to the rear aspect.

OUTSIDE

A paved walkway leads to the front door along with driveway providing off-street parking for one car and access to the garage. The front garden features a selection of mature shrubs. Gated side access leads to a lovely landscaped garden which is predominantly laid to lawn with a patio area and sleeper beds complimented by a selection of mature shrubs and flowers bordering. The garden is enclosed by a brick and fenced boundary and has the addition of a useful timber storage shed.

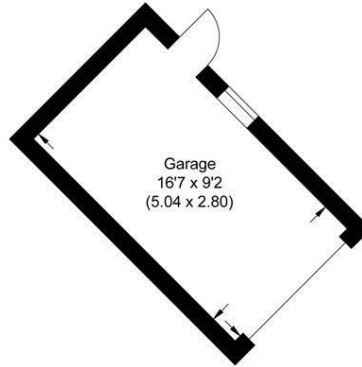
GARAGE

Up and over door, power connected and personal door to garden.

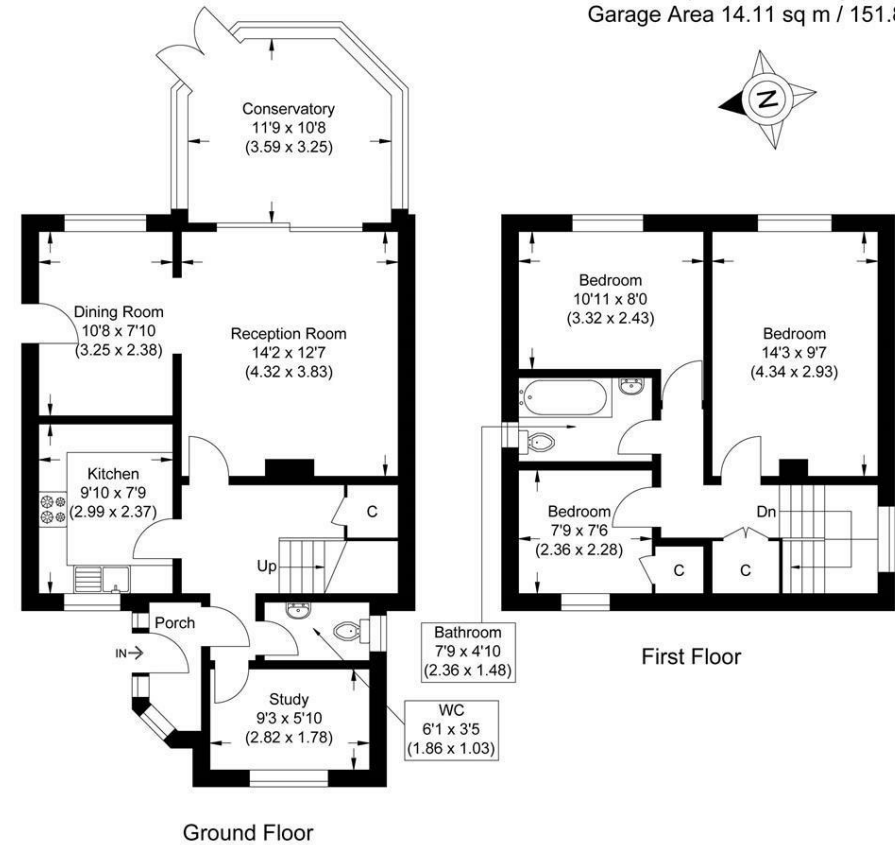
VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area
103.61 sq m / 1115.24 sq ft
(Excludes Garage)
Garage Area 14.11 sq m / 151.87 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	65
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.