



Barlee Close, Clavering, CB11 4SN

**CHEFFINS**



## Barlee Close

Clavering,  
CB11 4SN

- Detached three bedroom home
- Beautifully presented
- Open kitchen/diner with Bi-folding doors to the garden
- Secluded garden
- Cartlodge
- No upward chain

A beautifully presented three bedroom home tucked away in a popular residential location. The property offers well proportioned accommodation, together with a private rear garden and cart lodge. No upward chain.

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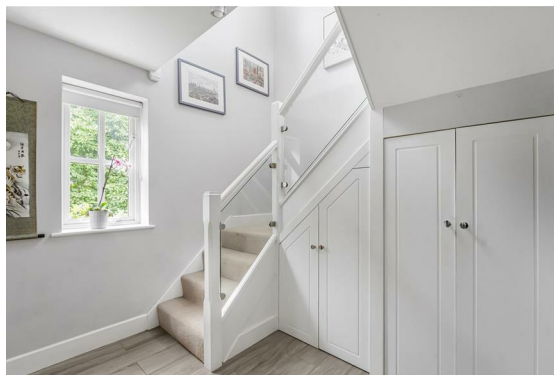
**Guide Price £640,000**





## 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

Entrance door with inset decorative glass panel with an additional window to the side aspect, stairs rising to the first floor with glazed balustrade with understairs cupboard beneath and doors to adjoining rooms.

### LIVING ROOM

Windows to the the side and front aspects with additional access to the front via a pair of French doors, low level fitted cabinets, central media wall with electric log effect fire.

### CLOAKROOM

Comprising pedestal wash basin, low level WC.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units, breakfast bar, sink, Neff double oven, five ring gas hob with overhead extractor, fridge, freezer, dishwasher, glazed windows to the rear aspect and bi-folding doors leading out to the garden.

## FIRST FLOOR

## LANDING

Doors to adjoining rooms, windows to the side and rear aspects, eaves storage cupboard and loft access.

### BEDROOM 1

Dual aspect with windows to the the front and side aspects, fitted wardrobes and door to:-

### EN-SUITE

Comprising ceramic wash basin, low level WC, shower enclosure with dual head attachment, heated towel rail.

### BEDROOM 2

Dual aspect with windows to the front and rear aspects, fitted wardrobes.

### BEDROOM 3

Window to the rear aspect.

## BATHROOM

Comprising pedestal wash basin, low level WC, panel bath with overhead shower and heated towel rail.

## OUTSIDE

At the front of the property is an attractive lavender bed and gated side access to the rear garden. The

lawn, bordered by mature hedges, offers seclusion, along with a paved terrace perfect for al fresco entertaining. Additional gated side access leads to the driveway with a cart lodge for off-street parking.

## CART LODGE

Power and lighting connected with eaves storage above and side door leading into the garden.

## VIEWINGS

By appointment through the Agents.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (62 plus) <b>A</b>                          |                         |           |
| (51-61) <b>B</b>                            |                         |           |
| (39-50) <b>C</b>                            |                         |           |
| (31-38) <b>D</b>                            |                         |           |
| (21-27) <b>E</b>                            |                         |           |
| (15-20) <b>F</b>                            |                         |           |
| (9-14) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Guide Price £640,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

**Approximate Gross Internal Area 1357 sq ft - 127 sq m**

Ground Floor Area 673 sq ft - 63 sq m

First Floor Area 684 sq ft - 64 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

