



3 Colehills, Lower Road
CB11 4QN



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Colehills

Lower Road | Clavering | Essex CB11 4QN

Guide Price £665,000

- Spacious, 5-bedroom, detached family home
- Accommodation over two floors, extending to 1745 sqft
- Principal bedroom with ensuite bathroom
- Family bathroom & downstairs W.C
- Utility room & study
- Mature gardens to front and rear
- Integral garage and off-street parking
- Desirable village location
- EPC: D
- Council tax band: F

The Property

An extended and well-proportioned, five-bedroom, detached property in a pleasant setting, set back from the road within a sought-after village. The property benefits from an integral garage, off street parking and mature gardens.

The Setting

The property is situated in the heart of the village of Clavering, one of northwest Essex's most sought-after villages. Clavering provides an excellent range of amenities including the well-regarded Clavering Primary School, beautiful parish church, large supermarket/post office and 2 public houses, picturesque cricket pitch and a village hall with an award-winning recreational ground with a playing field, children's playground, 2 tennis courts, and a bowls club. The market towns of Bishop's Stortford and Saffron Walden are approximately 8 and 6.5 miles respectively, both offering multiple shopping facilities, schooling for all ages and a wealth of sporting facilities.

The Accommodation

A rarely available and substantial 5-bedroom, detached property located in this idyllic village just a short walk from the village green. This wonderful family home provides extremely well-appointed accommodation whilst also providing the opportunity to potentially re model and create more accommodation should it be required.

In detail, the property comprises on the ground floor of a spacious entrance hall, where stairs rise to the first floor, with storage space underneath, cloakroom with WC and hand wash basin and doors leading to the adjoining rooms. The dual





aspect sitting room is a light and airy room with an open fire with mantle over. The good size kitchen/breakfast room is a particular feature and creates a real hub to the home. A range of base and eye level units with complimentary worksurface over and sink unit. There is an integrated dishwasher and microwave and gas, rangemaster hob. A peninsula provides plenty of preparation space.

Further, a utility room is fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. There is space and plumbing for a fridge/freezer, washing machine, tumble dryer and a personal door leading to the integral garage. The ground floor further benefits from a dining room with sliding doors leading to the patio area and a study with window to side aspect.

The first-floor landing is a large space with built in storage, access to the loft hatch and doors leading off to 5 bedrooms and well-appointed family bathroom. The principal bedroom is a large, dual aspect double bedroom with a range of

built-in wardrobes/storage. This room benefits from an ensuite comprising panelled bath, corner shower enclosure, WC, hand wash basin and heated towel rail. The second double bedroom benefits from a window to the rear aspect and built in storage.

A third double bedroom has a window to the side aspect. The fourth, double bedroom has a window to the front aspect and built in storage. A fifth double bedroom has window to front aspect and also benefits from built in storage.

The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.

Outside

The property is set in one of the area's most desirable villages with attractive rural scenery. This property is set in a tucked away location set back from the street with a generous front lawn and a driveway, providing ample off-street parking. The integral garage has an up and over door with light and power and there is gated side access to the rear garden, which is mainly laid to lawn with mature flower and shrub borders, mature trees and timber shed. A patio area provides an ideal space for al fresco dining and a personal door provides rear access to the integral garage.

Services

All mains services are connected

Local Authority

Uttlesford District Council

Council Tax

F

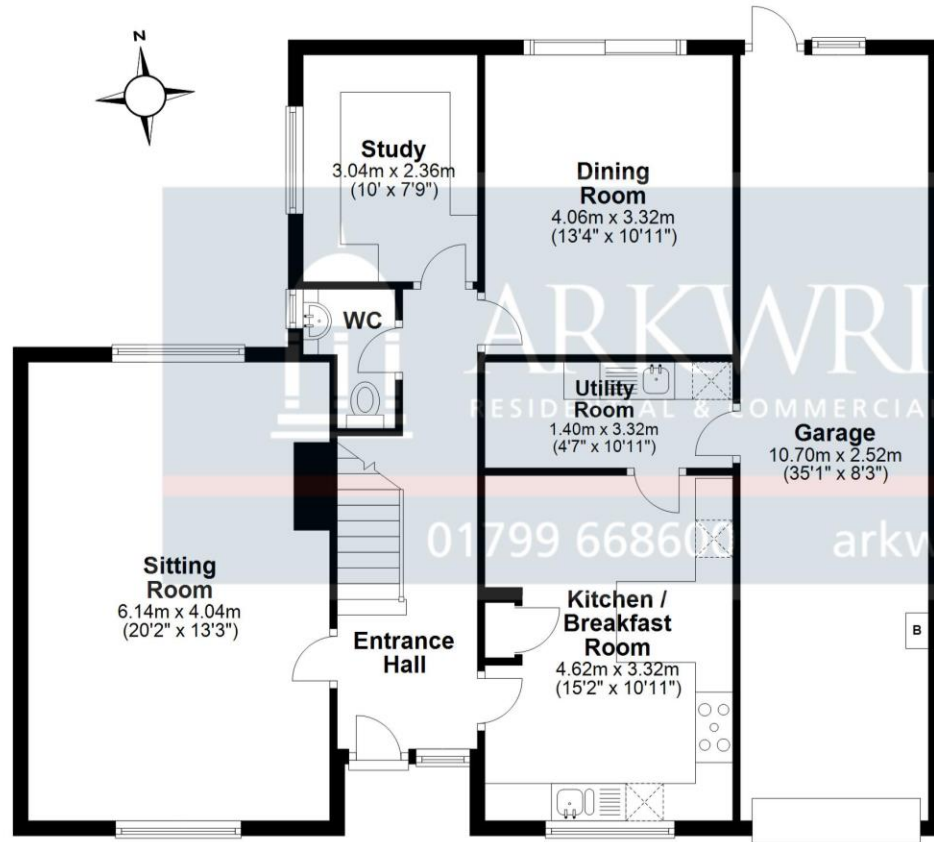






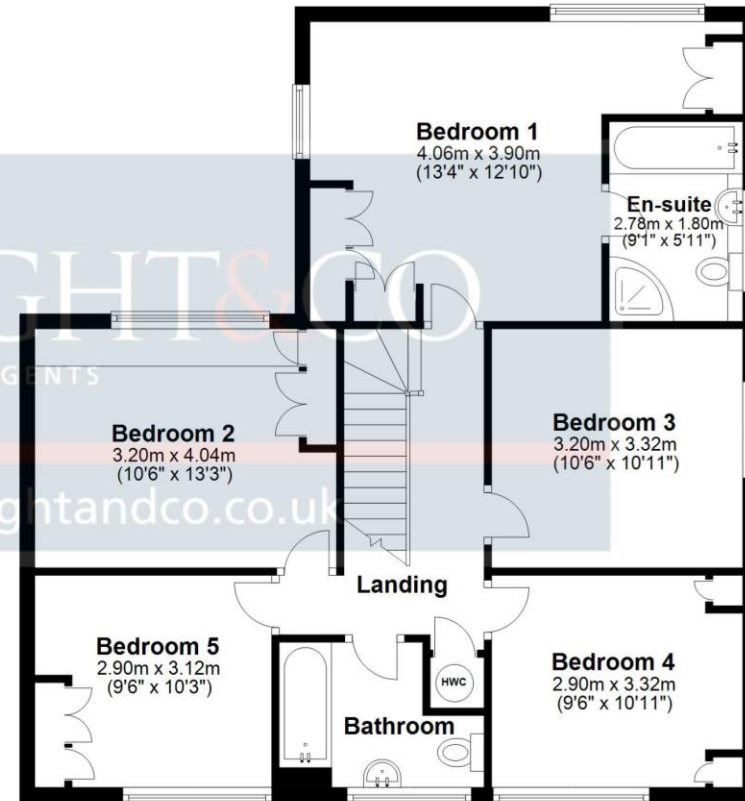
Ground Floor

Main area: approx. 79.8 sq. metres (858.9 sq. feet)
Plus garages, approx. 27.0 sq. metres (290.2 sq. feet)



First Floor

Approx. 82.3 sq. metres (886.3 sq. feet)



Main area: Approx. 162.1 sq. metres (1745.2 sq. feet)

Plus garages, approx. 27.0 sq. metres (290.2 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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