



Clement Close, Clavering
Prices From £525,000



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Clement Close

Clavering | Saffron Walden | CB11 4PE

At a glance

- Three, generous sized bedrooms
- Available now
- Ensuite to principal bedroom and family bathroom
- Superb, open plan Kitchen/living space
- Off road parking
- Stunning, countryside views
- EPC: B
- Council Tax Band: TBC

The Property

A collection of eight, three-bedroom bungalows currently being built by a very reputable developer. Located on the edge of the highly regarded Essex village Clavering. The small development, which backs onto open farmland is conveniently located for the village stores.

The Setting

The property is situated on the edge 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

The well-appointed bungalow offers, a hallway with built in storage and doors leading off to an open plan kitchen/diner/living area. This superb space is the hub of a home with a matching range of base and eye level units, undermounted sink and stone worksurface over with electric cooker integrated. Additional integrated appliances include double oven, dishwasher, and extractor fan. Bi-folding doors to the rear garden are a particular feature of the property and provide stunning views over farmland.

The principal, double bedroom has built in wardrobes and an en-suite shower room and window to front aspect. Bedroom two is a double room with built in wardrobes and window to front aspect. The third bedroom is of good size with

window to front aspect. A family bathroom comprises of a panelled bath, shower enclosure, W.C, wash hand basin and heated towel rail.

Outside

To the front of the property is a lawned area with paved pathway leading to the front door. To the rear is a good size garden, laid mainly to lawn with a paved patio area ideal for al fresco dining with superb views over open farmland.

Services

All mains' services are connected.

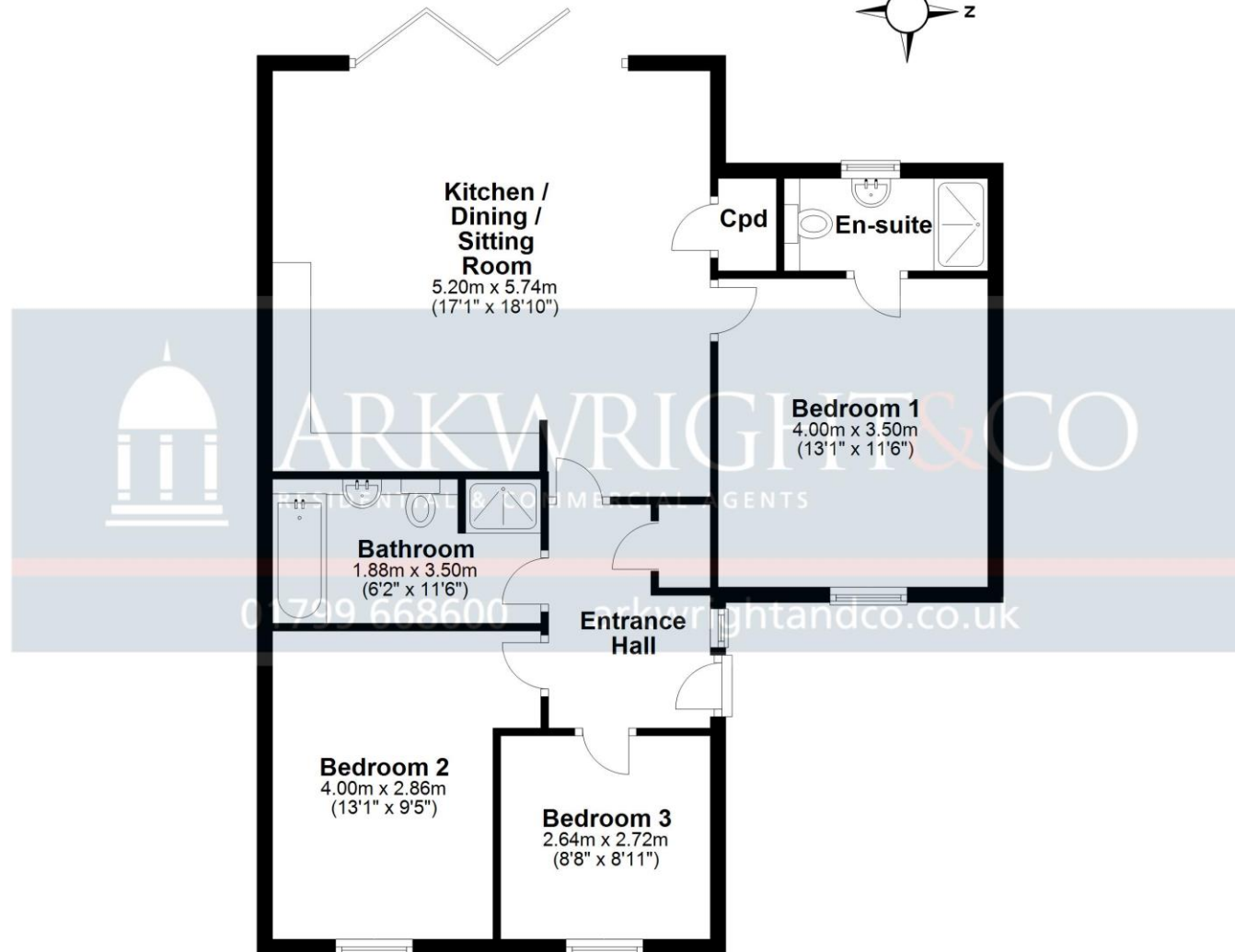
Local Authority

Uttlesford District Council



Floor Plan

Approx. 83.5 sq. metres (899.1 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

*Floorplan for plot 3

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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