Wicken Road, Clavering, CB11 4QT

CHEFFINS

CHEFFINS

Wicken Road

Clavering,
CB11 4QT

4 2 3

Guide Price £900,000

- Sought after village
- Stunning kitchen with quartz worktops and integrated appliances
- 10 Year build warranty
- Four well-proportioned bedrooms
- Ample off street parking
- Secluded garden with pleasant views

Occupying a prime position in this desirable village, this exceptional four-bedroom new home combines high-quality finishes with flexible living accommodation. The property is complemented by a secluded garden and enjoys views over the adjoining fields.

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.

HIGH SPECIFICATION
Including:
- Full security alarm system
- Exterior lighting to all aspects
- Air source heat pump
- Fully wired with Cat6 Data
- Wood flooring throughout the ground floor

GROUND FLOOR

ENTRANCE HALL
Entrance door with inset glazed panels and obscure glazed window to the front aspect, staircase rising to the first floor and open plan to:-

KITCHEN/DINING ROOM
Fitted with a range of base and eye level units with quartz worktops over, Blanco sink unit, Neff induction hob with overhead extractor, two ovens, dishwasher together with full height fridge and freezer, central island with breakfast bar, glazed window to the rear aspect. The dining area has window to the rear aspect along with bi-folding doors leading to the outside terrace area.

UTILITY ROOM
Fitted with base and eye level units with worktop over, stainless steel sink unit, space for double stack washing machine and tumble dryer and full height plant cupboard housing the hot water cylinder, water softener and all M&E systems and equipment. Glazed door to the rear aspect.

LIVING ROOM
A room flooded with natural light via triple aspect windows to the front and side along with triple-fold doors to the rear. Feature fireplace.

CLOAKROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC in concealed hidden cistern.

STUDY
Please note that a covered doorway has been made in the wall adjacent to the garage allowing for potential ready for conversion to a ground floor bedroom, ideal for multigenerational living if desired. Window to the front aspect.

FIRST FLOOR

LANDING
Window to the front aspect, access to the loft space and doors to adjoining rooms.

MASTER BEDROOM
Window to the rear aspect with views of the countryside and door to:-

EN SUITE
Comprising ceramic wash basin with vanity unit beneath and mirrored wall cabinet, low level WC with hidden cistern, heated towel rail, shower enclosure with dual head attachment, obscure glazed window to the side aspect.

BEDROOM TWO
Window to the front aspect.

BATHROOM
Comprising ceramic wash basin with vanity unit beneath and mirrored wall cabinet, WC in hidden cistern, panel bath with shower attachment, two heated towel rails and shower enclosure with dual head attachment.,

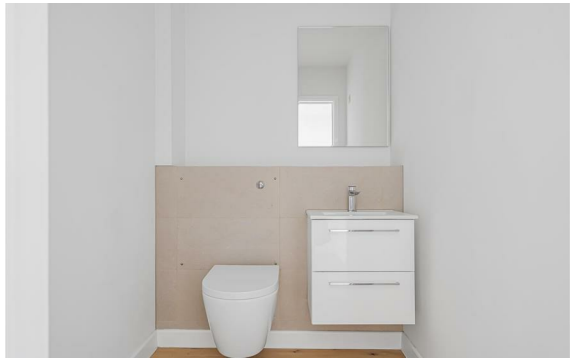
BEDROOM THREE
Window to the rear aspect

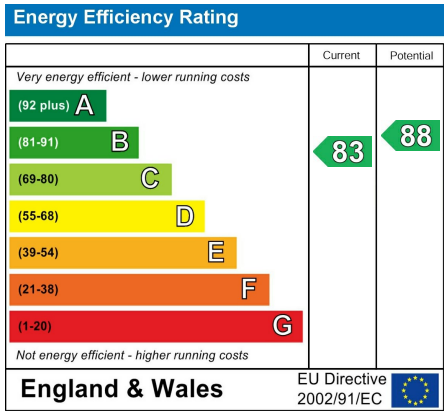
BEDROOM FOUR
Window to the front aspect.

OUTSIDE
A block-paved driveway leads to a further gravel driveway providing off-street parking and garage with a shed base laid at the rear. A paved terrace area to the side and rear of the property provides an ideal space for al fresco entertaining with the remainder of the garden laid to lawn with wonderful views of the adjoining countryside.

GARAGE
Fitted with an up-and-over door, window to the side aspect, power and lighting supply, The garage has plumbing and drainage available to enable conversion into a further bedroom with en suite, if required.

VIEWINGS
By appointment through the Agents.

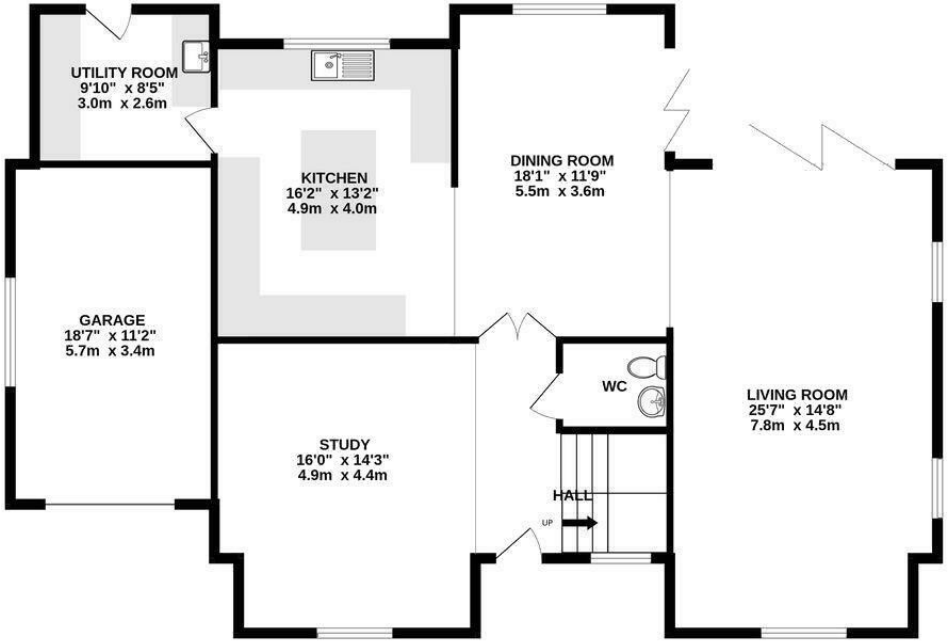




Guide Price £900,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - Uttlesford

CHEFFINS

GROUND FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR
1080 sq.ft. (100.3 sq.m.) approx.

TOTAL FLOOR AREA : 2300sq.ft. (213.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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.

CHEFFINS