



4 Colehills, Lower Road
CB11 4QN



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

4 Colehills

Lower Road | Clavering | CB11 4QN

Guide Price £575,000

- A spacious four-bedroom, two bathroom detached property
- Two reception rooms
- Kitchen / breakfast room
- Principal bedroom with ensuite and dressing area
- Detached garage & off-road parking
- Gardens to the front and rear
- Offered with no upward chain
- EPC: E
- Council Tax Band: F

The Property

A well-proportioned, four-bedroom, two bathroom detached family home set in a sought-after village with pleasant views. The property offers generous accommodation and enjoys a private rear garden, garage, off-street parking and is offered with no upward chain.

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

In detail the property comprises an entrance hall with staircase rising to the first floor with understairs storage cupboard and cloakroom comprises W.C and wash hand basin. To the left is a generous sitting room with window to the front aspect enjoying views over the street scene and surroundings, open fireplace and a pair of glazed doors with adjoining glazed panels opening to a second reception room. A dual aspect room with windows to the front and rear aspects enjoying views over the surroundings. The good size kitchen/breakfast room is fitted with an extensive range of base and eye level units with worktop space over, incorporating sink unit, ceramic hob, double oven, integrated fridge freezer and space for washing machine. A window overlooks the garden and a pair of double glazed doors lead onto the garden.





The first-floor landing has a window to the side aspect, access to the loft space and airing cupboard housing the hot water cylinder. The spacious principal bedroom has a large window to the front aspect overlooking the street scene, fitted with an extensive range of wardrobes within the dressing area. The ensuite comprises shower enclosure, W.C and wash basin. Bedroom two is a double room with window to the front aspect and built-in wardrobe. A third double bedroom has a window to the rear aspect overlooking the garden and built-in wardrobe. Bedroom four is a dual aspect double room. The family bathroom comprises panelled bath with shower over, W.C and wash hand basin.

Outside

The property is set in a pleasant location, set well back from the road and enjoying views to the front over the street scene and surroundings. To the side of the property is an extensive driveway providing ample off-street parking, in turn leading to the garage with up and over door, eaves storage space and power and lighting connected. To the rear of the garage is a workshop measuring approximately 8' 7" x 7' 9" with glazed door accessed from the garden, fitted shelving, power and lighting connected. The rear garden is mainly laid to lawn with a paved terrace adjoining the property, extending to the side of the garage.



Services

Mains electric, water and drainage are connected. Heating is oil fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

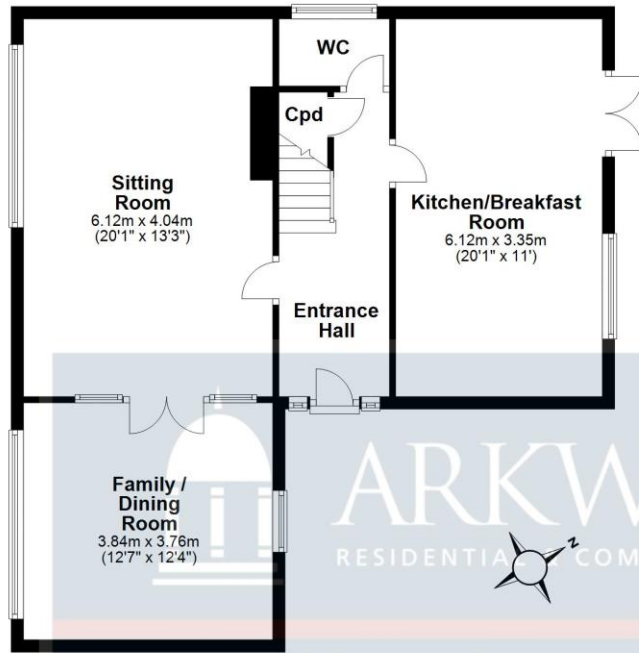
Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

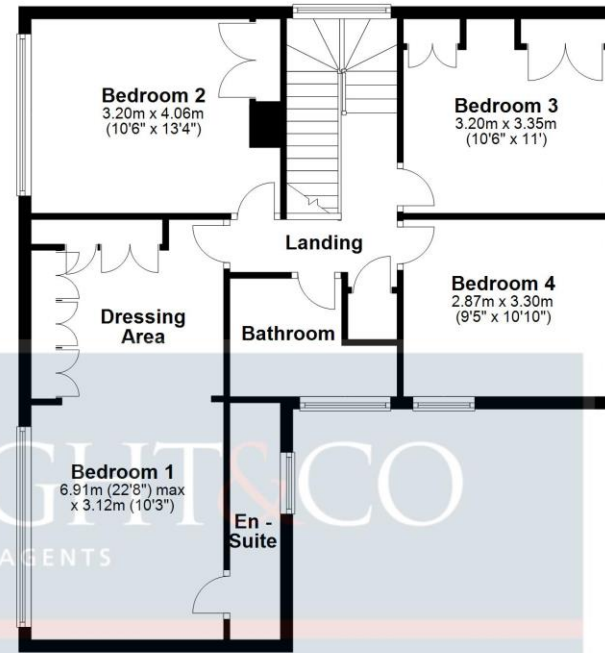
Council Tax - F



Ground Floor
Approx. 72.3 sq. metres (777.8 sq. feet)



First Floor
Approx. 73.9 sq. metres (795.8 sq. feet)



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Outbuilding
Approx. 11.6 sq. metres (124.6 sq. feet)



Total area: approx. 157.8 sq. metres (1698.3 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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