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## Mulberry House, Middle Street, Clavering, Saffron Walden, CB11 4QL

An impressive, brand new detached family home set in an elevated position on a lane within this sought-after village. The property enjoys versatile accommodation over three floors, together with an integral garage and south-facing garden.

**Guide Price £695,000**

- Sitting room with log burner
- Well-appointed kitchen/dining room
- Five bedrooms
- Two en suites and family bathroom
- South-facing garden
- Garage and off-street parking
- 10 Year build guarantee



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.

**ACCOMMODATION** with approximate room sizes.

#### MULBERRY HOUSE

Mulberry House is an individual, family house constructed with attention to detail throughout, incorporating security alarm system, highly efficient central heating using air-source heat pump, zoned underfloor heating to the ground floor, contemporary high-efficiency radiators to the first and second floors, integrated appliances in the kitchen and contemporary bath/shower room suites throughout.

Accommodation comprises:

#### GROUND FLOOR

##### ENTRANCE HALL

A spacious entrance hall with staircase rising to the first floor with understairs storage cupboard and three windows to the front and side aspects.

##### KITCHEN/BREAKFAST ROOM

20' x 10' (6.1m x 3.05m) Fitted with an extensive range of handle-less base and eye level units with stone worktop space over, stainless steel twin sink unit, induction hob with extractor hood over, integrated appliances including oven, combination microwave, plate warmer, fridge freezer, wine cooler and dishwasher. Bi-folding doors providing access and views to the terrace and garden, door providing access to the integral garage and open plan to:



#### SITTING ROOM

17' 6" x 12' 1" (5.33m x 3.68m) Bi-folding doors providing access and views to the terrace and garden and fireplace with wood burning stove and slate hearth. Door returning to the entrance hall.

#### STUDY

6' 4" x 6' (1.93m x 1.83m) Window to the side aspect.

#### UTILITY ROOM

Comprising base unit with worktop space over and stainless steel sink, space for washing machine and tumble dryer. Part tiled walls and window to the front aspect with views over the driveway and countryside beyond. Door to:

#### CLOAKROOM

Comprising wall-hung low level WC with hidden cistern and wash basin. Part-tiled walls and obscure glazed window.

#### FIRST FLOOR

##### LANDING

Staircase rising to the second floor with a pair of windows providing a good degree of natural light and views of the lane and surroundings. Built-in airing cupboard housing the pressurised hot water cylinder.



BEDROOM 1

14' x 12' 9" (4.27m x 3.89m) Window to the rear aspect overlooking the garden. Door to:

EN SUITE

Suite comprising shower enclosure, wall hung low level WC with hidden cistern and wash basin. Tiled walls and flooring and obscure skylight window.

BEDROOM 2

13' 5" x 9' 4" (4.09m x 2.84m) max. Window to the rear aspect overlooking the garden.

BEDROOM 3

15' 10" x 10' 8" (4.83m x 3.25m) Window to the front aspect overlooking the lane and the adjoining countryside and skylight window to the rear.

BEDROOM 4

9' 5" x 9' 2" (2.87m x 2.79m) Window to the front aspect with views over the adjoining countryside.

BATHROOM

Suite comprising panelled bath, separate shower enclosure, wall hung low level WC with hidden cistern and wash basin. Tiled walls and flooring and two obscure glazed skylights.

SECOND FLOOR

LANDING

Window to the front aspect and study/storage area. Door to:

BEDROOM 5

19' 5" x 12' 8" (5.92m x 3.86m) max. Window to the rear aspect and skylight to the side aspect. Door to:

EN SUITE

Suite comprising shower enclosure, wall hung low level WC with hidden cistern and wash basin. Tiled walls and flooring and obscure skylight.





#### INTEGRAL GARAGE

17' 2" x 10' 7" (5.23m x 3.23m) Sectional opening door providing vehicular access from the driveway, integral door from the kitchen and personal door providing access to the rear garden.

#### OUTSIDE

The property is set in an attractive, tucked-away position within the village, elevated from the lane. To the front of the property is an extensive driveway providing ample off-street parking and access to the garage. There is side access to the rear garden. Adjoining the rear of the property is an extensive paved terrace which is ideal for al fresco entertaining, in turn leading to a lawned garden with close board fencing and mature laurel hedge providing a good degree of privacy. The garden enjoys a southerly aspect.

#### VIEWINGS

Strictly by appointment with the Agents.

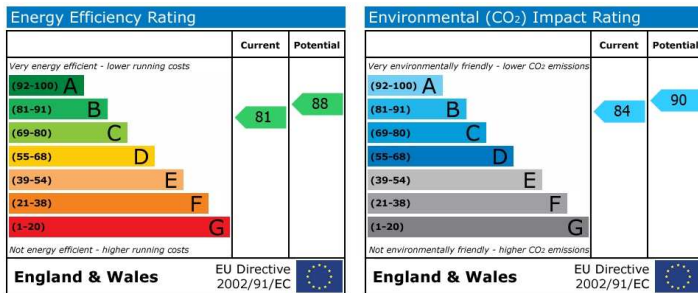




Note: Not to scale –  
For guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.