



Eldridge Close, Saffron Walden, CB11

£485,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

Beautiful modern house in sought after picturesque village location. A four bedroom contemporary house offering a high standard of accommodation in the most beautiful of settings. This modern property is situated in a small cul-de-sac in Clavering within walking distance of the renowned Crick

Key features:

- Beautiful Country Village Location
- Excellent Transport Links
- Spacious And Modern
- stunning rural views
- 4 bedrooms
- No onward chain

Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band E (£2072.26 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Beautiful modern house in sought after picturesque village location.

A four bedroom contemporary house offering a high standard of accommodation in the most beautiful of settings. This modern property is situated in a small cul-de-sac in Clavering within walking distance of the renowned Cricketers country pub. Within easy reach of the market town of Saffron Walden and excellent transport links to Cambridge, London and Stansted Airport the location of this property offers the best of both worlds to commuters who enjoy the peace and tranquility of the countryside.

Entrance Hall: Front door with decorative glazed panel. Staircase rising to the first floor and doors leading to spacious downstairs cloakroom, Kitchen and Living room.

Kitchen: A range of modern cupboard units with quartz worktop. Integrated fridge/freezer, washing machine, hob and oven. Double glazed window to the front.

Living Area: A spacious, airy lounge area leads onto the stunning conservatory, currently used as a dining room, at the back of the property. Matching laminate flooring throughout the ground floor. Low maintenance lawned garden, facing south west, with attractive split level patio incorporating low level lighting.

Enjoy the unspoilt views of the glorious sunset across the fields behind this property whatever the season, thanks to the glass french doors opening out onto the patio area, ideal for entertaining.

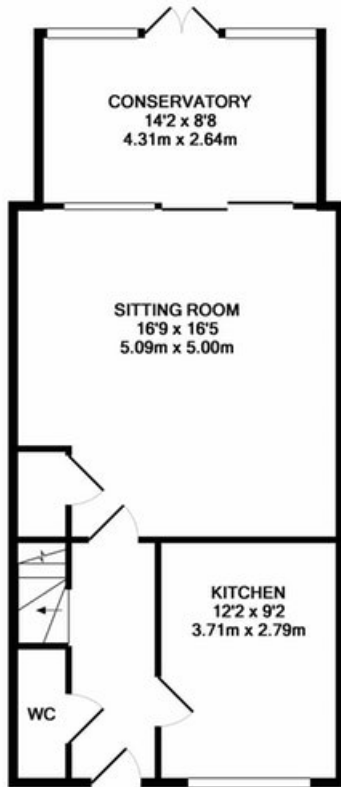
The upstairs of the property is made up of the master bedroom with fully tiled en-suite, a further 2 double bedrooms and a single bedroom. There is also a family bathroom with heated towel rail and an airing cupboard on the landing

The exterior offers a private driveway/carport with security light and gated access to the rear garden.

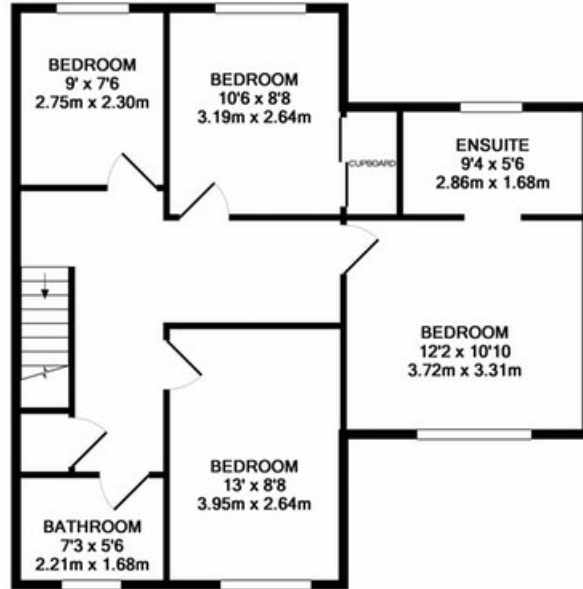
A beautifully presented property with the Wow factor and no upper chain, offers considered.

This property is one not to be missed! Call HouseSimple on [0330 111 0070](tel:03301110070) today to arrange your viewing.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1269 SQ.FT. (117.9 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

4, Eldridge Close, Clavering, SAFFRON WALDEN, CB11 4FZ

Dwelling type: End-terrace house	Reference number: 0830-3873-7131-9695-7481
Date of assessment: 17 July 2015	Type of assessment: SAP, new dwelling
Date of certificate: 17 July 2015	Total floor area: 106 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,428
Over 3 years you could save	£ 153

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 882 over 3 years	£ 885 over 3 years	
Hot Water	£ 342 over 3 years	£ 186 over 3 years	
Totals	£ 1,428	£ 1,275	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
83	93

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

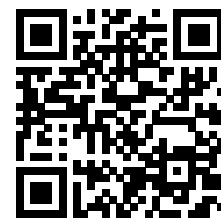
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £8,000	£ 150
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 834

MISREPRESENTATION ACT, 1967.

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