



Jaywood Close, Clavering, TS27 3JG
4 Bed - House - Detached
£335,000

EPC Rating:
Tenure: Freehold
Council Tax Band: E

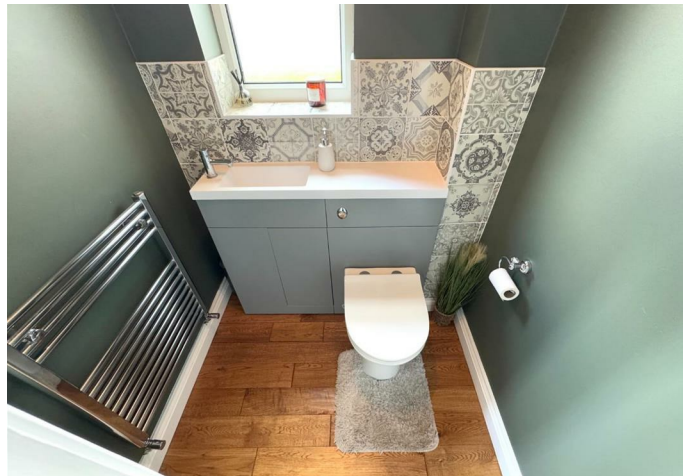
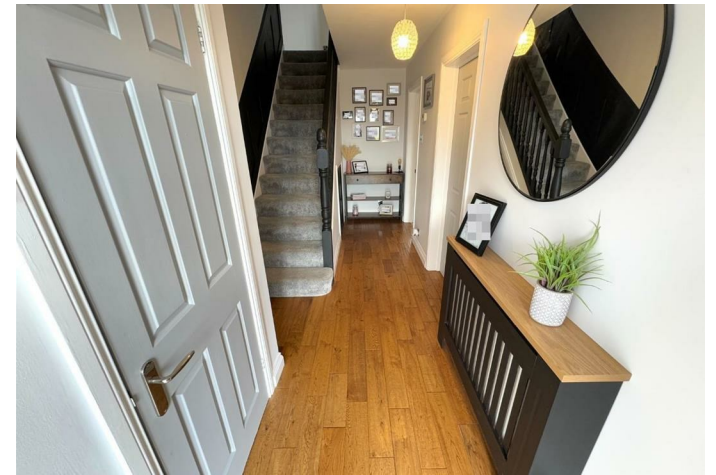


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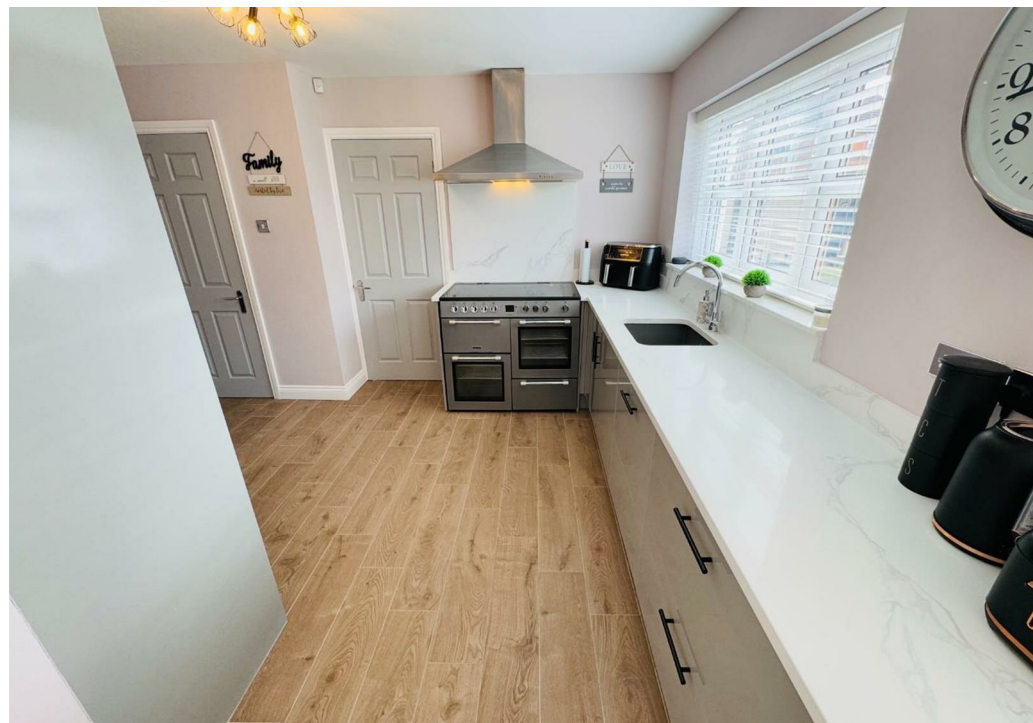
A stunning FOUR BEDROOM detached property occupying a prime corner position on Jaywood Close in a popular part of the Clavering Estate with the advantage of a westerly aspect rear garden. The home offers spacious, well proportioned and EXTENDED ACCOMMODATION ideal for family requirements, with TWO RECEPTION ROOMS and a superb open plan kitchen/diner/family room. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing, off street parking, double garage and electric car charging point.

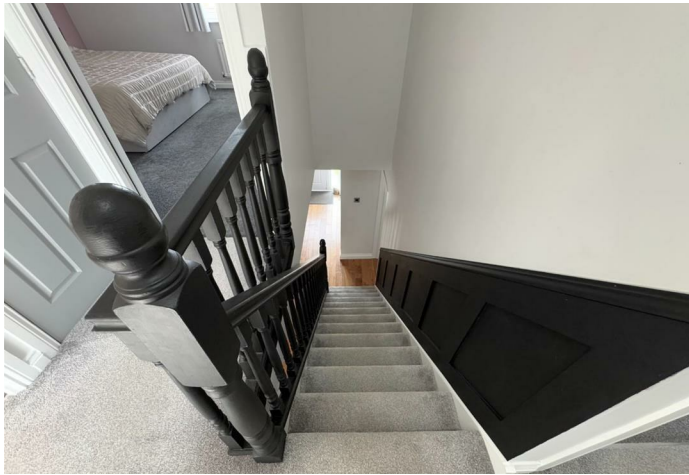
An internal viewing comes strongly recommended, with a layout which briefly comprises: inviting entrance hall, upgraded guest cloakroom/WC, spacious dual aspect family lounge with feature fire surround, separate sitting room, generous open plan kitchen/diner/family room with separate utility room, four good size bedrooms, modern en-suite shower room and beautiful refitted family bathroom which incorporates a three piece white suite and chrome fittings with free standing bath.

Externally the property offers an enviable plot with garden to three sides. The front garden is part lawned, with a block paved driveway leading to the integral double garage with remote controlled roller door. The enclosed rear and side garden should prove to be a suntrap in the summer months enjoying a westerly aspect, with an extensive tiled patio, lawn and children's summerhouse included. Jaywood Close is located off Woodstock Way. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

An inviting entrance hall accessed via double glazed composite entrance door with uPVC double glazed frosted side screen, fitted with attractive oak flooring, spindled staircase to the first floor with newel post, fitted carpet and under stairs storage cupboard, radiator with cover, access to:

GUEST CLOAKROOM/WC

4'9 x 4'1 (1.45m x 1.24m)

Upgraded with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to flooring, matching oak flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

DUAL ASPECT LOUNGE

20'6 x 10'11 (6.25m x 3.33m)

A generous dual aspect family lounge with uPVC double glazed window to the front aspect, uPVC double glazed French doors with matching side screens to the rear garden, feature fire surround, fitted carpet, coving to ceiling, wall mounted television point, double radiator.

SITTING ROOM

13'7 x 8'6 (4.14m x 2.59m)

uPVC double glazed bay window to the front aspect, modern laminate flooring, wall mounted television point, double radiator.

EXTENDED KITCHEN/DINER/FAMILY ROOM

KITCHEN AREA

13'11 x 10'11 (4.24m x 3.33m)

An enviable place to entertain family and friends, with a kitchen area incorporating a modern range of grey gloss units to base and wall level, with complementing granite worktops and matching splashback incorporating an inset sink with chrome mixer tap, recess with cooking range included, extractor hood over, integrated dishwasher, recess with plumbing for 'American' style fridge/freezer, uPVC double glazed window to the rear aspect, 'laminated' effect tiled flooring, modern upgraded radiator.

DINING/FAMILY AREA

11'4 x 17' (3.45m x 5.18m)

Matching tiled flooring, panelling to wall, wall mounted television point, uPVC double glazed French doors with matching side screens to the rear garden, modern vertical column style radiator, additional anthracite grey vertical radiator, breakfast bar area, integral door to the garage.

UTILITY ROOM

8'9 x 4'11 (2.67m x 1.50m)

Fitted with a modern range of gloss units with attractive stained wood worktops, recess with plumbing for washing machine, recess for tumble dryer, matching tiled flooring, uPVC double glazed door to the rear garden, modern wall mounted radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard, fitted carpet, access to:

BEDROOM ONE

12'9 x 12'2 (3.89m x 3.71m)

A spacious master bedroom which benefits from a built-in wardrobe, uPVC double glazed window to the front aspect, wall mounted television point, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

7'9 x 4'9 (2.36m x 1.45m)

Fitted with a modern three piece suite comprising: shower with chrome frame, glass panelled door and chrome overhead shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, attractive tiling to splashback, being full height to shower level, contrasting tiled flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

BEDROOM TWO

11'5 x 11'3 (3.48m x 3.43m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE

9'11 x 8'8 (3.02m x 2.64m)

uPVC double glazed window to the rear aspect, built-in wardrobe, fitted carpet, wall mounted television point, hatch to loft space, single radiator.

BEDROOM FOUR

8'10 x 8'3 (2.69m x 2.51m)

Currently used as a dressing room with uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC

5'6 x 9'5 (1.68m x 2.87m)

Fitted with a modern three piece suite and chrome fittings comprising: free standing bath with chrome pillar mixer tap over and shower attachment, inset wash hand basin with mixer tap and vanity cabinet below, low level WC, attractive tiling to walls, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY

The property occupies a generous corner position, with a part lawned front and side garden. A block paved driveway provides useful off street parking and leads to the integral double garage. A gate to the side leads through to the generous westerly aspect rear garden, with an extensive tiled patio, lawn, fenced boundaries, raised planted areas and useful side area. A timber summerhouse/playhouse with electric is included in the asking price.

DOUBLE GARAGE

18'3 x 18' (5.56m x 5.49m)

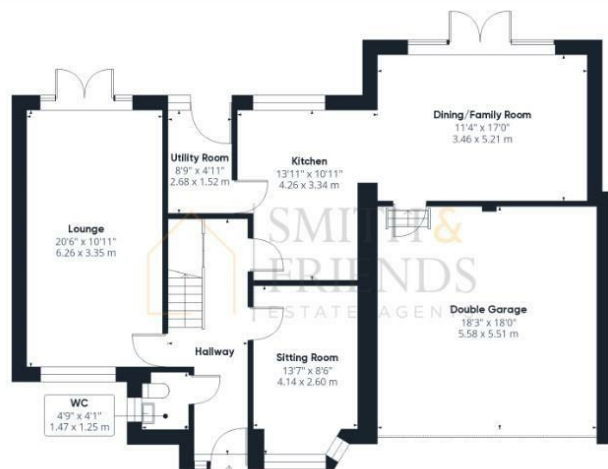
Accessed via remote controlled roller door to the front, integral door from the kitchen, lighting, sockets, overhead storage space.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

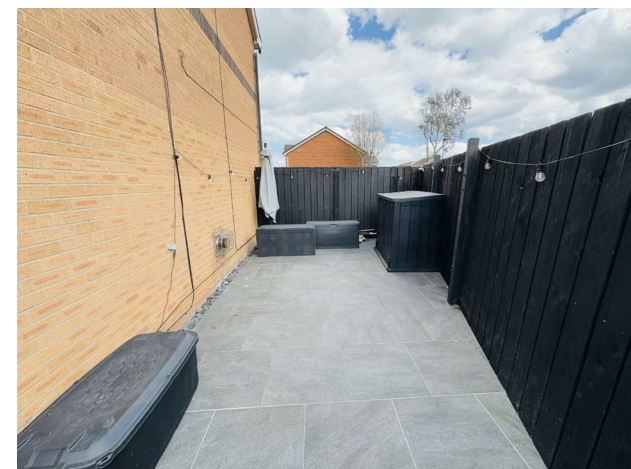
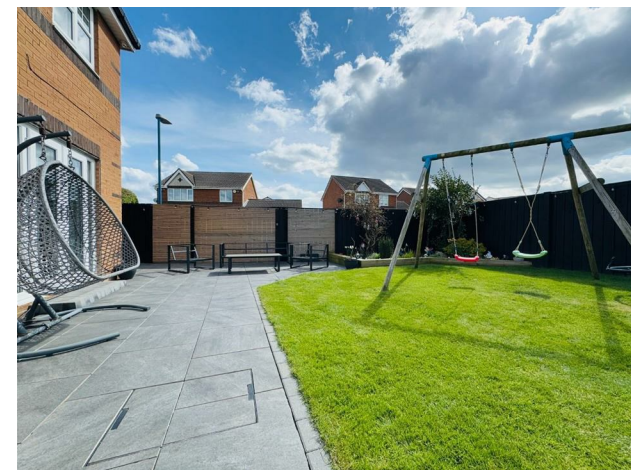
1789.61 ft²
166.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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