



**9 Barlee Close**  
Clavering, Saffron Walden





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Tucked away in a quiet cul-de-sac in the heart of Clavering, this beautifully presented modern detached home offers the perfect blend of style, space, and village living. Built in 2012, the property spans 1,402 sq ft and is arranged over two floors, offering a light-filled and flexible layout ideal for family life.

The ground floor opens with a welcoming entrance hall, leading to a spacious dual-aspect living room with an impressive feature fireplace, plantation shutters, and wood-style ceramic flooring that runs throughout the home. The heart of the property is the stunning kitchen/dining room—stylish and well-equipped with sleek gloss cabinetry, granite worktops, integrated appliances, and a central breakfast bar. The space flows effortlessly into the open-plan dining area with bi-folding doors opening directly onto the patio and wraparound garden, perfect for entertaining.

Upstairs, the property offers three generous double bedrooms. The principal suite is particularly impressive with a large fitted wardrobe and en suite shower room. Bedrooms two and three are equally well-proportioned, served by a contemporary family bathroom.

Outside, the home sits centrally in the plot with gardens that wrap around all sides, offering lawn areas, a patio and complete privacy thanks to mature hedging. There is a large gravel driveway with off-street parking for up to four vehicles and an open bay garage providing excellent storage.

The location is superb—just a short stroll from Clavering's well-stocked Spar convenience store (selling a range of local produce) and the highly regarded Clavering Primary School. For commuters, there's easy access to nearby Audley End station offers fast links to London Liverpool Street and Cambridge.

A wonderful opportunity to move into a turnkey home in one of Essex's most sought-after villages.



## Key Features

- Three Double Bedrooms
- Modern Detached Home
- Open Plan Kitchen/Dining Room
- Dual-Aspect Living Room
- Wraparound Gardens Offering Patio Space & Lawn
- Off-Street Parking For Four Vehicles
- Short Walk To The Village Spar
- Excellent Village Location Close To Clavering Primary School

## Agents Notes:

Tenure: Freehold

EPC Band TBC

Uttlesford District Council - Band F - £3,103.10pa

All Main Services Connected

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

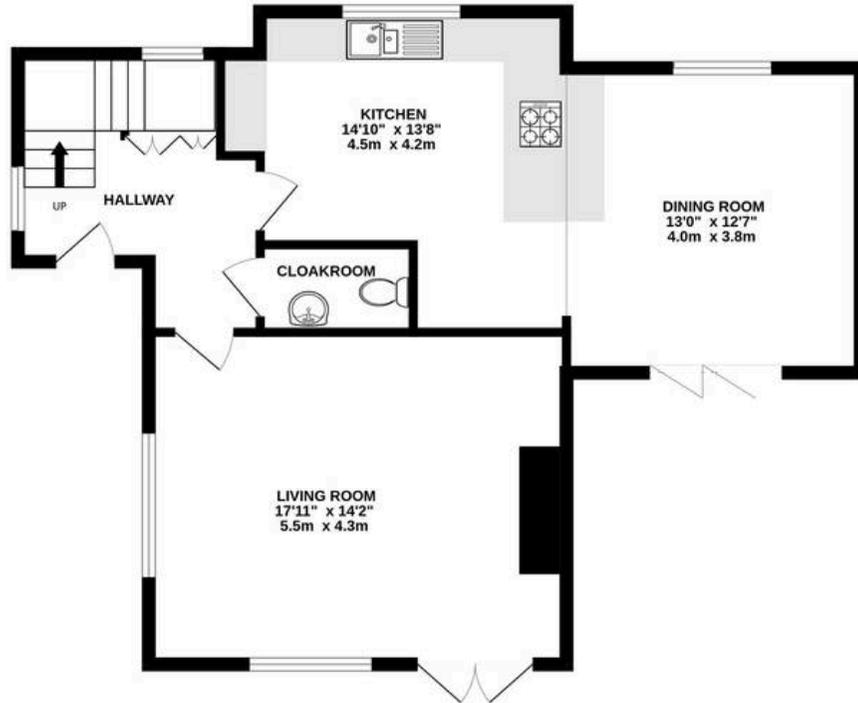
Broadband Coverage: Ultrafast Available, 940 Mbps (Ofcom)

## Location:

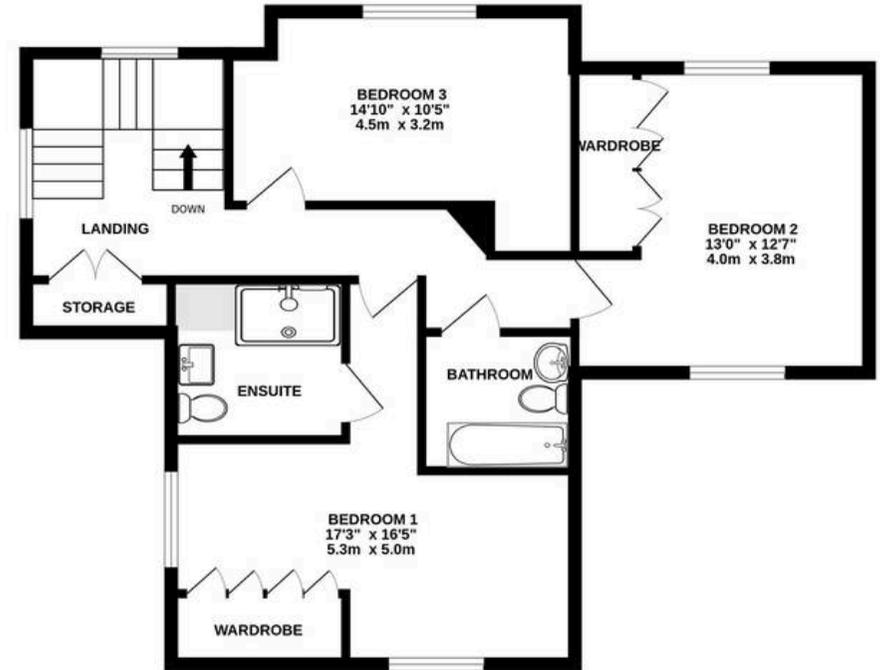
Clavering is a highly sought-after village located 7.5 miles southwest of the market town of Saffron Walden. Clavering has the benefit of two public houses, The Cricketers and The Fox & Hounds, a primary school, a local convenience store and some light industrial units. Clavering is a 3.6-mile drive from Newport train station which provides access to London Liverpool Street & Cambridge.



**GROUND FLOOR**  
693 sq.ft. (64.4 sq.m.) approx.



**1ST FLOOR**  
709 sq.ft. (65.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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.  
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## Pottrill Holland Property Agents

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