



New House, 12 Gretton Close, Claypole,
Newark, NG23 5AG

£495,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A stunning brand new high specification four-bedroom detached family home, well positioned in this delightful cul-de-sac with rural views. Perfect for a family the property offers an excellent blend of modern convenience and efficiency, with 10 roof mounted solar panels, plus battery storage , making it an ideal choice for those seeking a spacious and stylish residence in a well served village location.

As you enter, you are greeted by a welcoming hall, WC a spacious 16-foot living room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the open-plan dining kitchen, which offers a range of high-quality modern units, appliances and ample space for a large dining table. Additionally there is a useful utility room.

The first floor features a gallery landing that leads to four double bedrooms, offering lovely views of the surrounding countryside and ample natural light. The master bedroom benefits from an en suite shower room, ensuring privacy and convenience, while the well appointed family bathroom serves the other bedrooms with ease.

This property is not only aesthetically pleasing but also environmentally friendly, equipped with ten roof-mounted solar panels and a battery storage system, promoting energy efficiency and sustainability.

The spacious plot is professionally landscaped and offers a secluded rear garden with lawn pathways and patio terrace, all enclosed by a tall close boarded wooden boundary fence. There is the added convenience of a single garage and an accessible in and out drive, with a high quality resin finish to the surface, which provides ample parking for several cars.

Located in Claypole village just five miles from Newark and within easy reach of access points for the A1 and A46 dual carriageways. Once completed the Southern Bypass will provide a link between the A1 and A46 dual carriageways. Fast trains are available from Newark Northgate and Grantham railway stations with trains connecting to London King's Cross with journey times in the region of 75

minutes. Village amenities include The Side House Cafe, Five Bells Public House, Claypole Village convenience store and the well regarded Claypole Church of England primary school which has a good Ofsted report. Further shopping facilities can be found at nearby Balderton where there are Sainsburys and Lidl stores. The town of Newark has several supermarkets including Waitrose, Morrisons, Asda and Aldi.

This new home was completed in 2025 and is constructed of rendered block elevations under a tiled roof covering. The central heating system is gas fired and the windows are uPVC double glazed. There are 10 roof mounted solar panels and battery storage. The living accommodation can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

13'10 x 5'10 (4.22m x 1.78m)



Composite front entrance door with double glazed light, wood effect vinyl flooring, uPVC double glazed window to front elevation, staircase leading to first floor, walk in under stairs cupboard, radiator, LED ceiling lights, low level LED lighting and additional LED light leading up the staircase.

WC

5'10 x 5'8 (1.78m x 1.73m)



Fitted with a high quality contemporary design white suite comprising Imex low suite WC, wash hand basin with gloss finish vanity unit and cupboard under, wall mounted heated chrome towel radiator, extractor fan, four LED ceiling lights, vinyl floor covering.

LIVING ROOM

16'8 x 11'6 (5.08m x 3.51m)



Three uPVC double glazed windows to front elevation, radiator, television point, four double power points, six LED downlights.

OPEN PLAN DINING KITCHEN

26'7 x 11'5 (8.10m x 3.48m)



Double glazed bi-folding patio doors to the rear elevation give access to the rear garden and patio terrace, uPVC double glazed picture window with a low level deep window sill suitable for use as a window seat. Wall mounted designer radiator, central heating radiator, wall mounted double power point and television point, five double power points, ten ceiling mounted LED downlights. Good quality vinyl floor covering and ample space for a large dining table.

There are a range of good quality, matt finish kitchen units comprise base cupboards and drawers including deep pan drawers, island unit with base cupboards, quartz working surfaces with inset composite sink and mixer tap. Integral Beko appliances include tall fridge freezer, double oven, ceramic hob and a wall mounted extractor, built in Neff dishwasher. The quartz working surfaces also extend to provide an end breakfast bar. Additional storage is provided by high level wall mounted storage cupboards.



UTILITY ROOM

12' x 5'3 (3.66m x 1.60m)



Fitted with a range of matt finish base cupboards with quartz working surfaces over, inset composite sink with mixer tap, eye level wall mounted storage cupboards, two double power points. UPVC double glazed side entrance door, radiator, high quality vinyl flooring, three LED downlights, personal door leading to the single garage.

FIRST FLOOR

LANDING

16'9 x 9' (5.11m x 2.74m)



Radiator, four LED downlights, uPVC double glazed

window to front elevation with rural views, loft access hatch.

BEDROOM ONE

15' x 10' (4.57m x 3.05m)
(plus 6'3 x 3')



UPVC double glazed window to rear elevation with views of the surrounding countryside, radiator, eight LED ceiling lights, five double power points, wall mounted double power point and television point.

EN-SUITE SHOWERROOM

8'5 x 4'10 (2.57m x 1.47m)



Extractor fan, two LED ceiling lights, uPVC double glazed window to rear elevation. Wall mounted heated chrome towel radiator, high quality stone effect part tiled walls and ceramic tiled floor. Well appointed white suite with Imex low suite WC, wash hand basin with a gloss finish and vanity cupboard under. Fully tiled double shower cubicle with glass sliding screen door with wall mounted rain and hand shower over.

BEDROOM TWO

12'11 x 13'10 (3.94m x 4.22m)



Three uPVC double glazed windows to front elevation with views of the surrounding countryside, six LED ceiling lights, radiator, four double power points, wall mounted double power point and television point.

BEDROOM THREE

12'5 x 9'6 (3.78m x 2.90m)



UPVC double glazed window to front elevation with views of the surrounding countryside, five double power points plus a wall mounted double power point and television point, radiator, four LED ceiling lights.

BEDROOM FOUR

12'10 x 9'6 (3.91m x 2.90m)



Radiator, uPVC double glazed window to rear elevation, four LED ceiling lights, five double power points plus a wall mounted double power point and TV point.

FAMILY BATHROOM

8'5 x 6'9 (2.57m x 2.06m)
(narrows to 4'6)



Built in storage cupboard, wall mounted heated chrome towel radiator, three LED ceiling lights, extractor fan, deep window sill and uPVC double glazed window to rear elevation. Stone effect fully tiled walls and ceramic tiled

flooring. Well appointed and good quality white suite comprising low suite WC, wash hand basin with mixer tap and a gloss finish vanity cupboard under, wall mounted heated mirror with light, panelled bath with mixer tap, wall mounted hand shower and rain head shower over with glass shower screen.

SINGLE GARAGE

16'5 x 8'10 (5.00m x 2.69m)

Roller shutter door to the front, personal door leading to the utility room, wall mounted Worcester gas combination boiler, Giv energy battery storage.

OUTSIDE



To the frontage there is an accessible in and out driveway with a high quality resin finish to the surface which provides ample off road parking for several cars. There is wall mounted outside lighting to the front of the house and storm porch leading to the front door with integral ceiling lights.

The landscaping to the frontage includes block edge border planted with shrubs, wooden close boarder fence and gate to the side leads to the rear garden. The spacious rear garden is professionally landscaped with paved pathways and patio terrace connecting to the rear of the house. Lawned gardens extend to the boundaries which are enclosed by a tall close boarded wooden fence. A gravelled storage area is located along the east side of the house,

there are four wall mounted outdoor lights and an outside tap. To the west side of the house there is a paved pathway, lawned area, wooden fence and gateway leading to the frontage and driveway.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with the boiler located in the garage.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

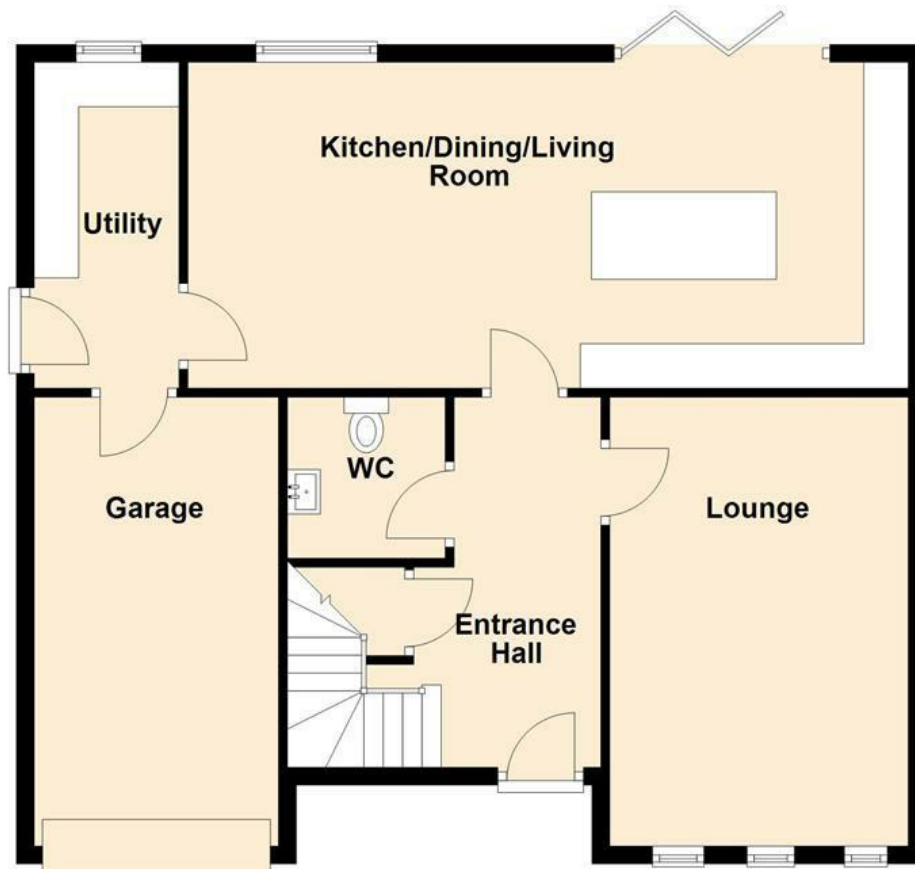
Vacant possession will be given on completion.

COUNCIL TAX

Council Tax to be confirmed.

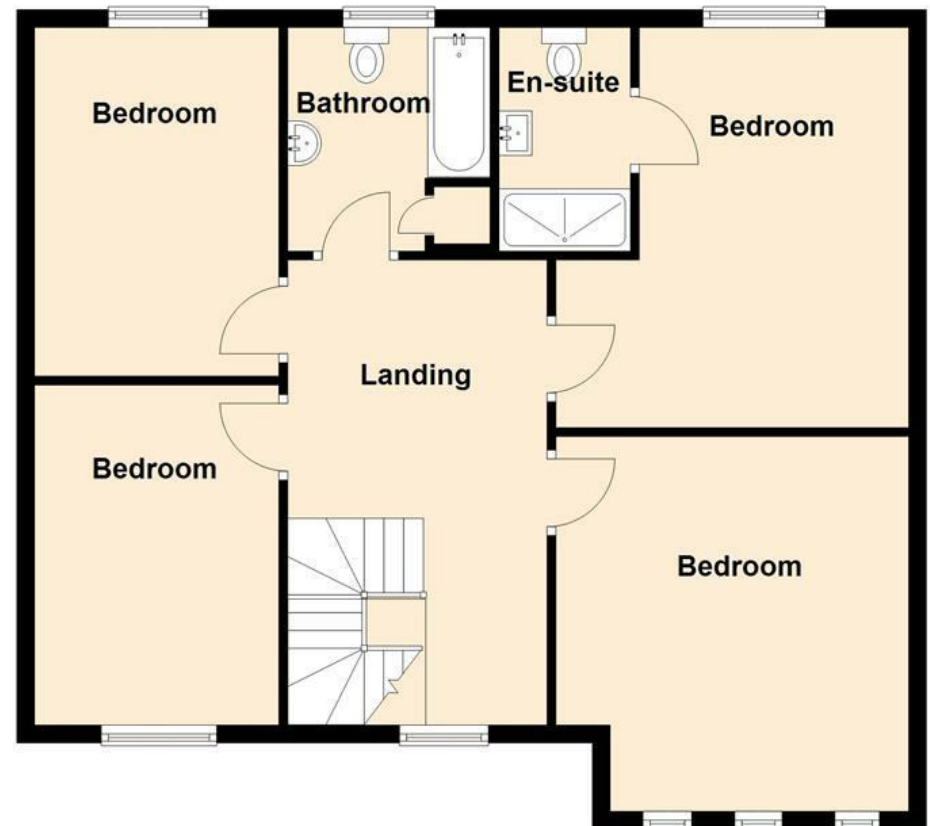
Ground Floor

Approx. 83.3 sq. metres (896.6 sq. feet)



First Floor

Approx. 80.3 sq. metres (864.6 sq. feet)



Total area: approx. 163.6 sq. metres (1761.2 sq. feet)



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



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