



**Gretton Close, Claypole Newark NG23 5AG**

**welcome to**

**Gretton Close, Claypole Newark**

**\*\*EXECUTIVE NEW BUILD HOME\*\*** A beautiful, detached home set on an exclusive plot within a sought-after village location. This family home offers substantial open plan kitchen dining living space with bi-fold doors opening out into the garden, four bedrooms with ensuite and family bathroom.



## **Entrance Hall**

Having stairs rising to the first floor, radiator and understairs cupboard.

## **Lounge**

There is a radiator and three double glazed windows to the front.

## **Kitchen Dining Living Space**

Fitted with a range of wall and base units with granite work surfacing over, central island with sink and units below, double electric oven, electric hob, extractor, integrated dishwasher, integrated fridge freezer, two radiators, large double glazed window to the rear and double glazed bi-fold doors to the rear.

## **Utility**

Having a range of wall and base units, sink, plumbing for washing machine, radiator, double glazed window to the rear and uPVC door to the rear.

## **WC**

Fitted with a wash hand basin with vanity below, WC, heated towel rail and extractor.

## **First Floor Landing**

Having access to the loft, radiator and double glazed window to the front.

## **Bedroom One**

There is a radiator and double glazed window to the rear.

## **Ensuite**

Fitted with a double shower cubicle, wash hand basin with vanity below, WC, heated towel rail, extractor, tiled flooring, partly tiled walls and obscure double glazed window to the rear.

## **Bedroom Two**

Having a radiator and three double glazed windows to the front.

## **Bedroom Three**

There is a radiator and double glazed window to the rear.

## **Bedroom Four**

Having a radiator and double glazed window to the front.

## **Bathroom**

Fitted with a suite comprising of a bath with mixer tap and shower over, wash hand basin with vanity below, WC, heated towel rail, extractor, fully tiled walls, tiled flooring, storage cupboard and obscure double glazed window to the rear.

## **Garage**

Having an up and over roller shutter door, housing the boiler and can be accessed internally via the utility room.

## **Outside Front**

To the front of the property is a range of plants and shrubs that are landscaped around a high-quality resin in and out feature driveway which offers parking for multiple cars and access into the integral garage with up and over roller shutter door.

## **Rear Garden**

The fully enclosed timber fenced rear garden is a private space that is landscaped mainly laid to lawn with a patio seating area.

## **Solar Panels**

The property further benefits from 10 roof mounted solar panels with battery storage which is housed in the integral garage.

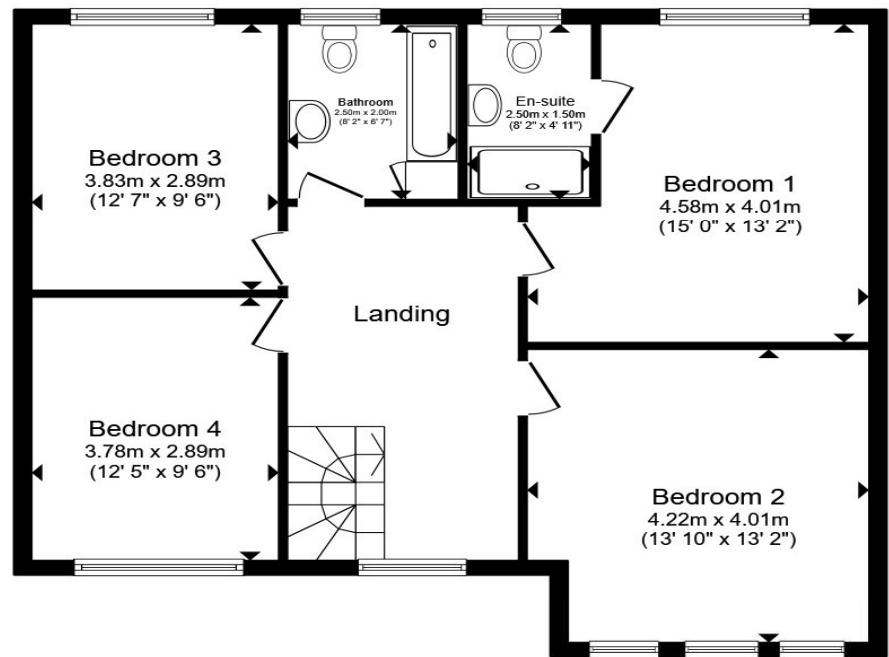
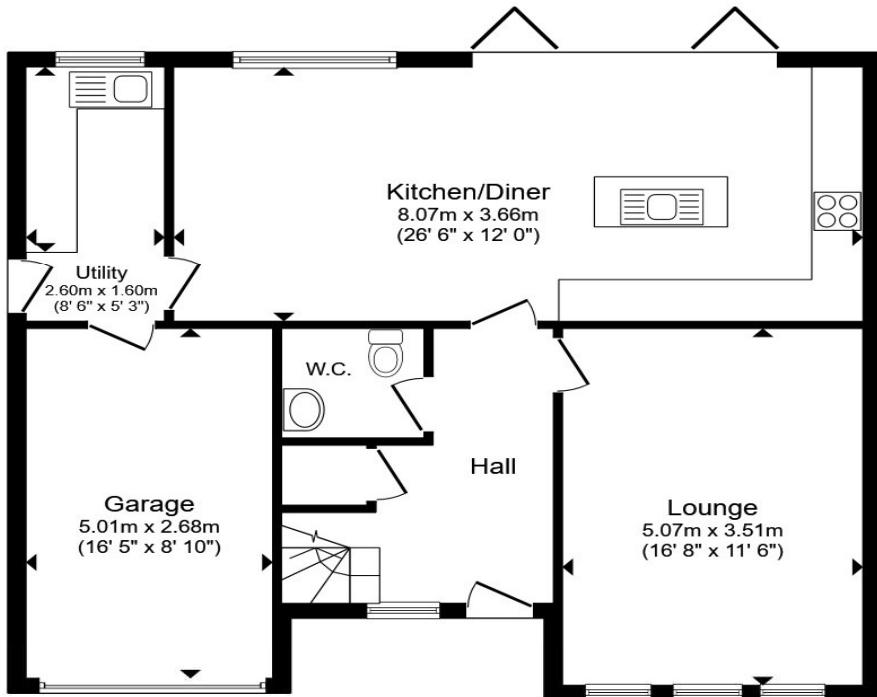
## **Agents Note**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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**Total floor area 162.6 m<sup>2</sup> (1,750 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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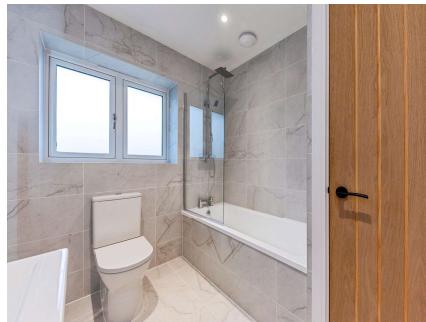
## Gretton Close, Claypole Newark

- NEW BUILD HOME
- EXECUTIVE DETACHED HOUSE
- FOUR BEDROOMS
- ENSUITE TO MASTER
- OPEN PLAN KITCHEN LIVING SPACE

Tenure: Freehold EPC Rating: B

guide price

**£475,000**



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Property Ref:  
NWK106304 - 0002

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