



EDLIN & JARVIS  
ESTATE AGENTS



1 Swallow Drive

Claypole, Newark, NG23 5FG

**Offers Over £375,000**



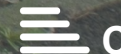
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# 1 Swallow Drive

Claypole, Newark, NG23 5FG

\*\*\*AN EXCEPTIONAL FAMILY HOME AWAITS IN THE SOUGHT AFTER VILLAGE OF CLAYPOLE\*\*\*

Discover the perfect blend of tranquil village charm and effortless modern living in this substantial, four-bedroom detached property. Situated in the picturesque and welcoming community of Claypole, this home offers an idyllic retreat with exceptional convenience for commuters.

Ready for you to simply unpack and enjoy, this meticulously maintained property is an absolute must see. From the moment you step inside, you will appreciate the generous space and thoughtful design tailored for a modern family.

The heart of the home is a bright, open-plan kitchen diner featuring integrated appliances, perfect for entertaining and family meals. This is supported by a practical separate utility room and a convenient downstairs WC.

**Flexible Living:** The ground floor offers a spacious lounge and a versatile second reception room ideal as a cosy family room, a dedicated home office/study, or a formal dining area.

The first floor hosts four well-proportioned bedrooms. The master is a peaceful haven, complete with built-in wardrobes and a well-appointed private ensuite. A serene, modern family bathroom services the three additional bedrooms.

The home sits proudly on a corner plot, boasting a beautifully maintained garden, ample off-road parking, and the significant advantage of a double garage with direct rear access—offering superb storage or workshop potential.

Claypole is a vibrant village known for its strong community spirit and excellent local amenities, including a popular primary school, a local store, butcher, coffee shop, village hall, and the welcoming Five Bells public house. Commuting is a breeze with exceptional access to the A1, making travel to Newark, Grantham, Lincoln, and Nottingham straightforward. Only five miles from Newark Northgate Train Station, where the East Coast Mainline offers a fast connection to London Kings Cross in just 1 hour and 15 minutes.







**Hallway**  
6'1 x 15'3 (1.85m x 4.65m)

**Lounge**  
10'7 x 16'5 (3.23m x 5.00m)

**Play Room**  
7'10 x 16'4 (2.39m x 4.98m)

**Kitchen Diner**  
20'4 x 9'11 (6.20m x 3.02m)

**Utility Room**  
5'2 x 5'11 (1.57m x 1.80m)

**Downstairs WC**  
5'2 x 3'11 (1.57m x 1.19m)

**Bedroom One**  
11'2 x 15'6 (3.40m x 4.72m)

**Ensuite**  
2'6 x 6'11 (0.76m x 2.11m)

**Bedroom Two**  
8'3 x 14'2 (2.51m x 4.32m)

**Bedroom Three**  
8'1 x 9'1 (2.46m x 2.77m)

**Bedroom Four**  
8'1 x 9'1 (2.46m x 2.77m)

**Bathroom**  
5'11 x 7'8 (1.80m x 2.34m)

**Double Garage**  
17'1 16'8 (5.21m 5.08m)



Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

