



Wickliffe Park, Claypole, Newark

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 OLIVER REILLY



Wickliffe Park, Claypole, Newark

- STYLISH DETACHED HOME
- POPULAR VILLAGE WITH AMENITIES
- FABULOUS OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- PRIVATE SETTING & MULTI-CAR DRIVEWAY
- FOUR BEDROOMS
- THREE GENEROUS RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- LOVELY LANDSCAPED GARDEN
- SUPERB CONDITION! Tenure: Freehold. EPC 'C'

****SOLD PRIOR TO MARKETING!!****
BLINK & YOU'LL MISS IT..!

This Impressive detached family residence is a REAL HEAD TURNER! Enjoying a secluded position, within a quiet cul-de-sac, in the heart of the ever popular and well-served village of Claypole. Boasting fantastic amenities and great road connections to the A1, A46 and A17.

This IMPECCABLE EXECUTIVE HOME is a CUT ABOVE THE REST! Having been completed to an extremely high-standard. Showcasing a picture-perfect contemporary design, ready and waiting for your immediate appreciation!

The magnificent internal layout comprises: Entrance hall, ground floor W.C, a large living room, FABULOUS OPEN-PLAN DINING KITCHEN leading into an EXTENDED FAMILY/DINING ROOM, separate utility room and study/ play room. The galleried-style first floor landing hosts an eye-catching family bathroom and FOUR WELL-PROPORTIONED BEDROOMS (Three with fitted wardrobes!) with the master bedroom enhanced by a STUNNING EN-SUITE SHOWER ROOM.

Externally, the quality continues outside, via the FRENCH DOORS in the family room, out to a SUPERBLY LANDSCAPED REAR GARDEN. A perfect low-maintenance escape, with a paved outdoor entertainment area.

The front aspect ensures AMPLE OFF-STREET PARKING via a multi-car driveway.

Additional benefits of this EXCELLENT CONTEMPORARY GEM include gas central heating, complementary oak internal doors throughout and uPVC double glazing throughout.

Simply TOO GOOD TO MISS...This exceptional home oozes class and quality throughout. We don't expect it to be around for long...!



Asking Price: £385,000



ENTRANCE HALL:	6'7 x 4'5 (2.01m x 1.35m)
GROUND FLOOR W.C:	6'7 x 3'2 (2.01m x 0.97m)
LARGE LIVING ROOM:	17'6 x 10'5 (5.33m x 3.18m)
OPEN-PLAN DINING KITCHEN:	21'9 x 9'11 (6.63m x 3.02m)
FAMILY ROOM:	14'4 x 10'1 (4.37m x 3.07m)
UTILITY ROOM:	6'9 x 4'5 (2.06m x 1.35m)
STUDY/PLAY ROOM:	11'5 x 7'2 (3.48m x 2.18m)
FIRST FLOOR LANDING:	14'4 x 5'10 (4.37m x 1.78m)
A galleried style space, with carpeted flooring, open-spindle balustrade and handrail, ceiling light fitting, double panel radiator, smoke alarm, fitted storage cupboard and a loft hatch access point. With a pull-down ladder, boarding and access to the gas fired boiler. Complementary oak internal doors lead into the family bathroom and all FOUR bedrooms.	
MASTER BEDROOM:	15'5 x 8'7 (4.70m x 2.62m)
EN-SUITE SHOWER ROOM:	6'4 x 5'9 (1.93m x 1.75m)
BEDROOM TWO:	10'5 x 9'1 (3.18m x 2.77m)
BEDROOM THREE:	8'10 x 8'7 (2.69m x 2.62m)
BEDROOM FOUR:	7'9 x 6'10 (2.36m x 2.08m)
FAMILY BATHROOM:	8'4 x 5'1 (2.54m x 1.55m)



Local Information & Amenities: Claypole

The sought-after village of Claypole, is situated approximately 5 miles East of the historic market town of Newark-on-Trent, where there is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village is also located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a vast range of amenities, including a village shop, coffee shop, local butchers, hairdressers, (Five Bells) public house and restaurant, village hall and an excellent Primary school.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

EXTERNALLY:

The property enjoys a secluded position, within a quiet cul-de-sac. In the centre of the village. The front aspect provides AMPLE OFF-STREET PARKING for up to three vehicles. There is access to the front entrance door, with a security light and external up/ down light. A left sided block paved pathway leads to a secure timber gate, opening to the BEAUTIFULLY LANDSCAPED GARDEN. Predominantly laid to lawn with gravelled borders. A paved pathway leads to a garden shed. There is a lovely paved seating area, directly accessed from the French doors in the dining room. With two external up/ down lights and an outside tap. There is a part walled/ fenced left side boundary, fully fenced right side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler. Located in the loft (Approx 4 years old). There is uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 1,265 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

South Kesteven District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (7)

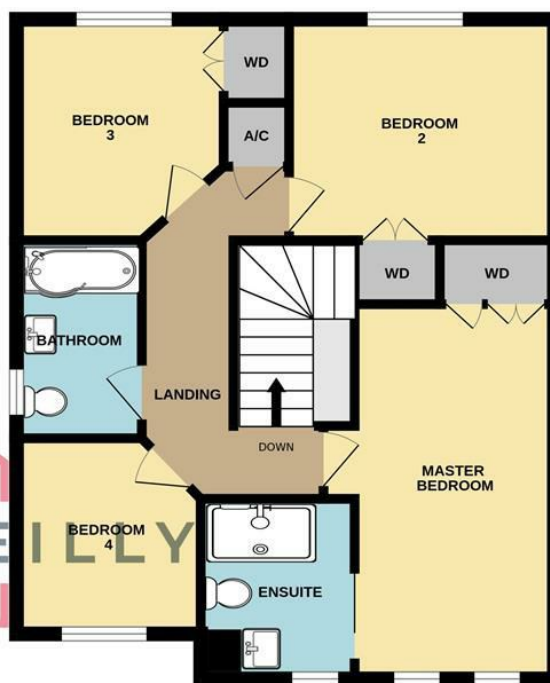
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.





GROUND FLOOR

1ST FLOOR



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		
	77	83
England & Wales	EU Directive 2002/91/EC 