



61 Moore Close, Claypole, Newark, NG23 5AU

PRICE GUIDE £400,000 - £420,000

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A very well presented four bedroom detached family home which is well positioned in this cul-de-sac location with large and secluded gardens to the rear. Ideal for a growing family the living accommodation has the benefit of a gas fired central heating system and uPVC double glazed windows.

The living accommodation comprises entrance hall, WC, superb 27' long open plan kitchen diner fitted with a range of modern gloss finish units with built in appliances, 17' living room, conservatory extension which makes a great family room with it's replacement insulated roof, 5Kw wood burning stove and French doors opening to the rear garden and patio, utility room with personal door leading through to the integral double garage. Moving to the first floor there is a spacious landing connecting to four double bedrooms with an en-suite shower room to Bedroom One and there is a family bathroom with a well appointed white suite including bath and a separate shower cubicle.

Outside there is an open plan frontage with a block paved driveway and gravelled hard standing providing ample parking for up to four vehicles. There is additional storage available in the integral double garage. The spacious rear gardens enjoy a good degree of privacy and are well screened by hedgerows and are well laid out with areas laid to lawn and a patio terrace extending along the rear of the house. Positioned on the edge of the village there are far reaching views over the adjoining countryside.

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 1 hour 15 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,

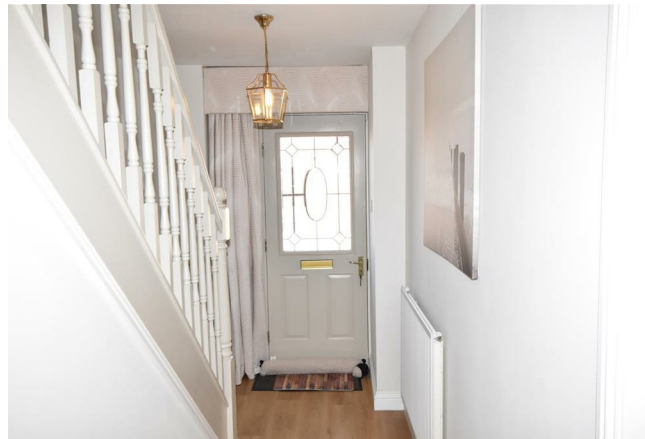
Asda and Aldi.

The house was built in 1993 by Beazer Homes and has been owned from new by the current occupiers. Constructed of brick elevations under a tiled roof covering with a conservatory extension. The property benefits from a gas fired central heating system and uPVC double glazed replacement windows. The living accommodation is arranged over two levels and can be more fully described as follows:

## GROUND FLOOR

### ENTRANCE HALL

16'1 x 5'7 (4.90m x 1.70m)  
(overall measurement)



Laminated wood effect floor covering, radiator, staircase to first floor.

## WC



Fitted with a white suite including a miniature Butler's sink set on a wooden wash stand with shelf, tumbled marbled tiling to splashback, low suite WC, radiator, extractor fan, natural Travertine stone floor tiles.

## LIVING ROOM

17' x 11'7 (5.18m x 3.53m)



Double panelled radiator, wood effect laminated floor covering, uPVC double glazed front window, electric feature fire, television point.

## OPEN PLAN DINING KITCHEN

27'4 x 10'8 (8.33m x 3.25m)



UPVC double glazed window to rear elevation, uPVC double glazed French doors and double glazed sliding patio doors give access to conservatory. Porcelain floor tiles, double panelled radiator. Space for dining table. Range of modern gloss finish cream kitchen units including base cupboards and drawers including deep pan drawers, solid wood working surfaces over extending to provide an end breakfast bar. Inset stainless steel one and a half bowl sink and drainer. Integral dishwasher and tall fridge, Rangemaster cooking range with gas hob and electric ovens, stainless steel splashback and Rangemaster extractor over. Eye level wall mounted cupboards.



## UTILITY ROOM

12' x 8'6 (3.66m x 2.59m)

UPVC double glazed side entrance door. Personal door leading to double garage. UPVC double glazed rear window. Radiator, porcelain tiled floor, shelving unit with wooden working surfaces over. Fitted units with base cupboards, working surfaces over, stainless steel sink and drainer, plumbing for automatic washing machine, space for a tall freezer. Wall mounted Ideal Classic gas fired central heating boiler. Five double power points.

## CONSERVATORY

17'5 x 12'7 (5.31m x 3.84m)



Built on a brick base with uPVC double glazed windows. Replacement insulated solid roof with plastered ceiling and original external polycarbonate sheet roof covering. 5w Pure Fire panoramic wood burning stove, DEFA approved set on a porcelain tiled hearth, three double power points, ceramic tiled floor covering, uPVC double glazed French doors giving access to the paved patio terrace and rear garden.

## FIRST FLOOR

### LANDING

11'4 x 6'7 (3.45m x 2.01m)

Loft access hatch.

## BEDROOM ONE

13'1 x 11'6 (3.99m x 3.51m)



UPVC double glazed front window, radiator, Fitted wardrobes with four double wardrobes, folding mirrored doors, hanging rail and shelving.

## EN-SUITE SHOWER ROOM



Natural Travertine stone floor and wall tiling. UPVC double glazed front window, wall mounted heated chrome towel radiator. Modern white suite comprising low suite WC, wash hand basin, shower cubicle with Travertine tiling to the walls, wall mounted shower. Premier glass screen door, extractor fan, built in airing cupboard



### BEDROOM TWO

10'4 x 9'3 (3.15m x 2.82m)



UPVC double glazed window to rear elevation, radiator. Fitted range of four double wardrobes. folding mirrored doors, hanging rail and shelving.

### BEDROOM THREE

12'11 x 8'7 (3.94m x 2.62m)



UPVC double glazed window to front elevation, radiator. laminate floor covering.

### BEDROOM FOUR

12'4 x 8'7 (3.76m x 2.62m)



UPVC double glazed window to rear elevation, view over garden and surrounding countryside. Radiator.

### FAMILY BATHROOM

8'8 x 6'11 (2.64m x 2.11m)



UPVC double glazed window to rear elevation, natural Travertine fully tiled walls and floor. Wall mounted heated chrome towel radiator, well appointed white suite with low suite WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, tiled surround. Tiled shower cubicle, wall mounted shower, premier glass shower screen, extractor fan, LED downlights.

### DOUBLE GARAGE

17' x 9'2 (5.18m x 2.79m)  
(plus 12'3 x 9'4)

Two roller shutter doors, built in storage shelving along one wall. Power and light connected, loft access hatch.

### OUTSIDE



The property occupies a good sized plot. The open plan frontage has an easy to access block paved driveway and gravelled hardstanding for up to four vehicles. OHME electric vehicle charging point. The open plan front garden is laid out with gravel, bin storage area, wooden side gate leads to the rear garden. The rear garden is enclosed and enjoys a good degree of privacy with wooden close boarded fencing to the boundaries all around. The large garden area is laid to lawn complimented by a paved patio terrace connecting to the rear of the house. There is paved yard to the side which can be used as a drying area. Wooden fence and gate leading to the frontage and driveway. There is a useful timber built lean to storage shed along one side of the house.

This garden makes a pleasant area for outdoor entertaining and a safe play area for young children and pets.





### **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.

### **COUNCIL TAX**

The property comes under South Kesteven District Council Tax Band E.



### **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 utility room.

### **VIEWING**

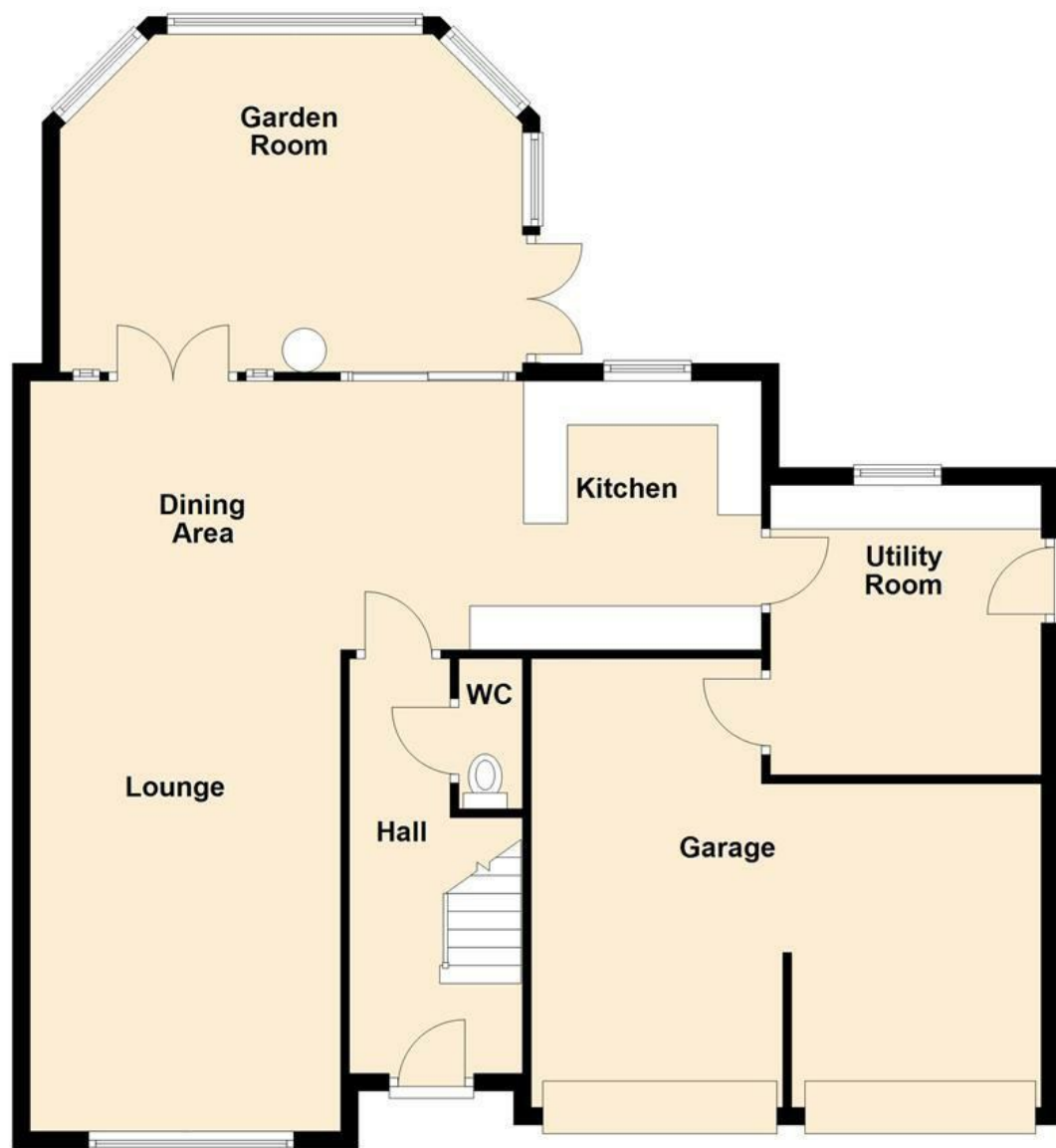
Strictly by appointment with the selling agents.

### **POSSESSION**

Vacant possession will be given on completion.

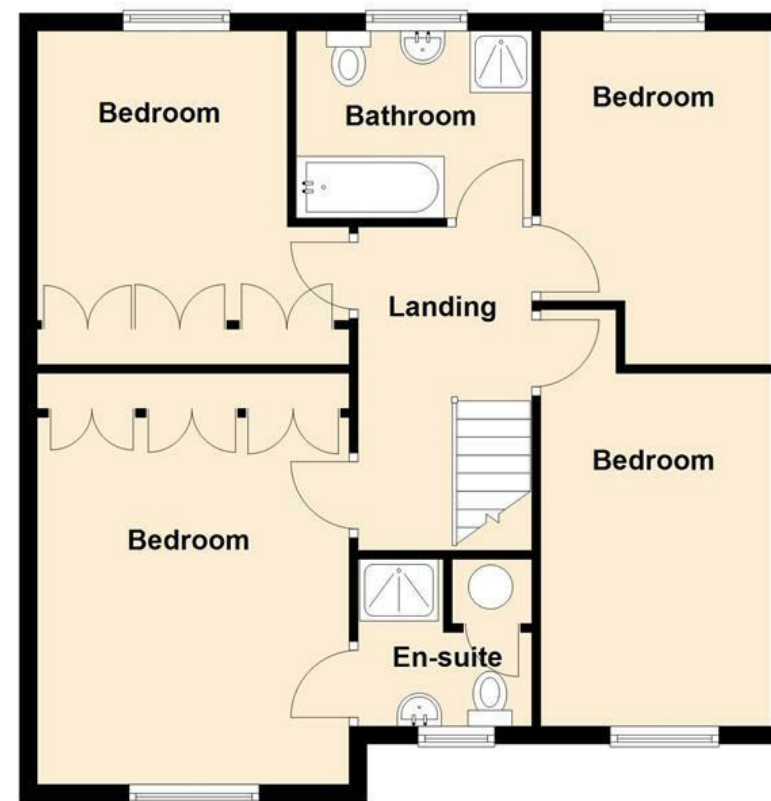
### Ground Floor

Approx. 85.0 sq. metres (915.5 sq. feet)



### First Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



Total area: approx. 153.1 sq. metres (1648.4 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	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



**RICS**



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