



EDLIN & JARVIS
ESTATE AGENTS



45 Moore Close

Claypole, Newark, NG23 5AU

Offers Over £300,000



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GREAT FAMILY HOME IN A VILLAGE LOCATION

Nestled in a quiet and highly desirable cul-de-sac position within the quintessential village of Claypole, this balanced four-bedroom detached family home offers the perfect blend of modern community living and peaceful rural charm.

The Tour

Upon entering, you are welcomed by a bright and airy entrance hall that sets a warm tone for the rest of the home. The expansive, dual-aspect lounge and dining room offers a fantastic open layout, ideal for both relaxed family evenings and hosting dinner parties. At the heart of the home sits a generous breakfast kitchen, thoughtfully designed with ample storage, worktop space, and room for casual morning dining.

Practicality is key to this property's downstairs layout, which features a separate utility room to keep laundry out of sight, and a separate downstairs WC.

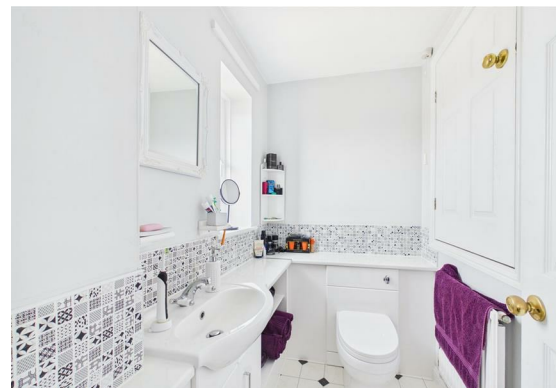
Upstairs, the first-floor landing leads to four good-sized, well-proportioned bedrooms. The master suite serves as a peaceful retreat, complete with its own private en-suite shower room and built-in wardrobes. The remaining three bedrooms are served by a contemporary family bathroom, ensuring plenty of space and comfort for a growing family or overnight guests.

Outside

The rear garden is fully enclosed, providing a safe, private sanctuary for children and pets. It features a manicured lawn alongside a generous, paved seating area—perfectly positioned for alfresco dining, summer BBQs, and outdoor entertaining.

To the front, the property boasts excellent kerb appeal with a driveway providing off-road parking, which leads directly to an integral garage, offering excellent storage potential or secure vehicle parking.





The Village of Claypole
Claypole is a highly sought-after, thriving rural community situated on the Lincolnshire/Nottinghamshire border. It beautifully marries traditional village life with modern convenience.

Amenities: The village is incredibly well-equipped, boasting the popular Five Bells public house, a local village store, a traditional family butcher (F Doncaster), a cosy coffee shop, and a hair salon.

Education: Perfect for families, the village features the highly-regarded Claypole Church of England Primary School, which sits right at the heart of the community. For older children, excellent secondary options and grammar schools are accessible in nearby Newark and Grantham.

Transport Links: Despite its peaceful setting, Claypole offers exceptional connectivity. The village is just a short drive from the A1, providing easy access north and south. For commuters, Newark North Gate railway station is roughly 5 miles away, offering a direct, high-speed rail link to London King's Cross in under 75 minutes. Local bus services also connect the village to surrounding towns.

Entrance Hall

Lounge

14'3 x 11'7 (4.34m x 3.53m)

Dining Room

10'7 x 9'8 (3.23m x 2.95m)

Kitchen

10'3 x 9'8 (3.12m x 2.95m)

Utility Room

10'3 x 9'8 (3.12m x 2.95m)

WC

5'9 x 2'5 (1.75m x 0.74m)

Landing

Bedroom One

11'7 x 11'1 (3.53m x 3.38m)

Ensuite

6'3 x 4'4 (1.91m x 1.32m)

Bedroom Two

15'7 x 8'0 (4.75m x 2.44m)

Bedroom Three

11'7 x 10'10 (3.53m x 3.30m)

Bedroom Four

8'11 x 7'10 (2.72m x 2.39m)

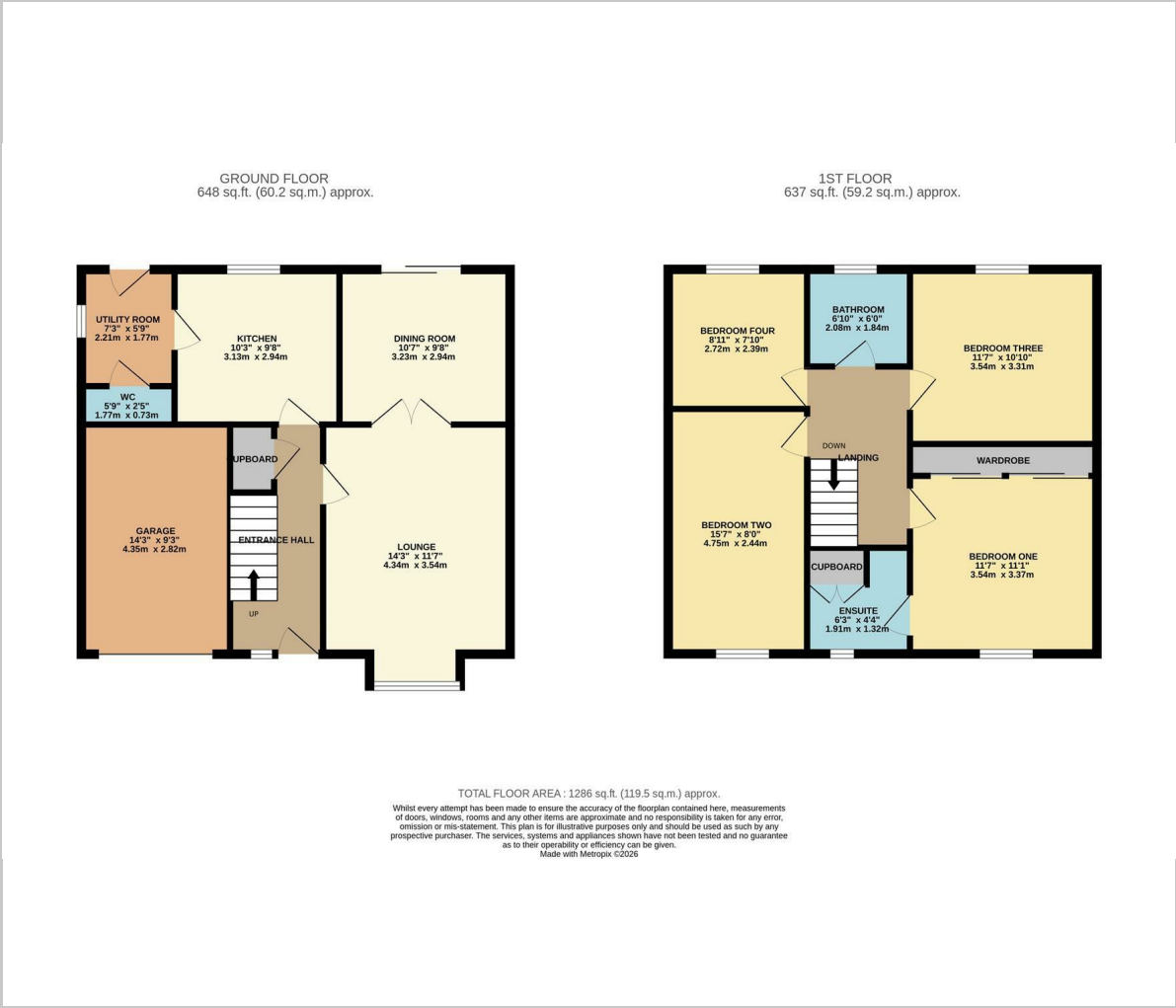
Bathroom

6'10 x 6'0 (2.08m x 1.83m)

Garage

14'3 x 9'3 (4.34m x 2.82m)

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

