





Gretton Close, Claypole Newark NG23 5AG

william h brown

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 access 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. Prospective buyers must satisfy themselves regarding this, further details upon request.

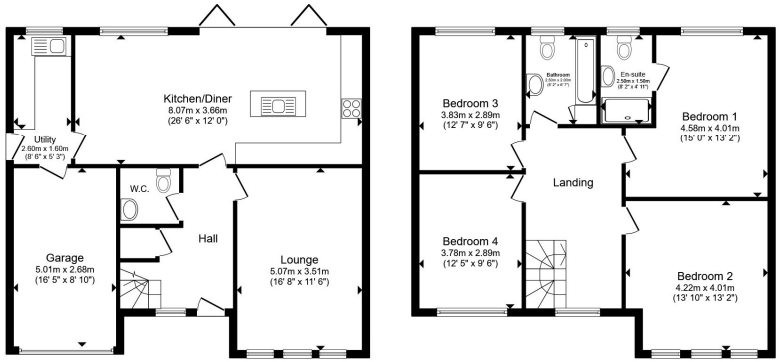
Agents Note
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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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



Ground Floor **First Floor**

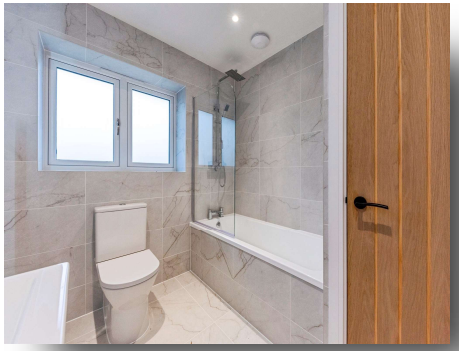
guide price

£450,000

Total floor area 162.6 m² (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

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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106304 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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