



Revill Close, Claypole, Newark

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OLIVER REILLY



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- SUBSTANTIALLY EXTENDED DETACHED HOME
 - QUIET CUL-DE-SAC IN DESIRABLE VILLAGE
 - MODERN FAMILY BATHROOM & TWO EN-SUITES
 - WELL-MAINTAINED LOW-MAINTENANCE GARDEN
 - ON-HAND AMENITIES & CLOSE TO MAIN ROADS
 - FIVE/SIX VERSATILE BEDROOMS
 - FOUR FLEXIBLE RECEPTION ROOMS
 - SPACIOUS DINING KITCHEN & GROUND FLOOR W.C
 - INTERGAL GARAGE & MULTI-VEHICLE DRIVEWAY
 - MORE THAN MEETS THE EYE! VIEWING ESSENTIAL!
- Tenure: Freehold. EPC 'tbc'

Guide Price: £400,000 - £425,000. A HOME LIKE NO OTHER! PROMISING MORE THAN MEETS THE EYE!

Perfectly designed for modern family living, this outstanding home occupies a pleasant position within a quiet residential cul-de-sac in the heart of a highly sought-after and well-served village, set on the outskirts of Newark.

Having been SIGNIFICANTLY EXTENDED in 2004, this substantial home now offers almost 2,000 sq/ft of versatile accommodation, providing exceptional flexibility to meet the needs of growing or multi-generational families.

The spacious internal layout comprise: Inviting reception hall, a contemporary 'Howdens' dining kitchen fitted with a comprehensive range of integrated appliances. A generous lounge with double doors into a separate dining room, with open access to a SUPERB 17FT DUAL-ASPECT FAMILY ROOM. There is also a separate study/playroom and a ground floor W.C, creating the potential for a ground floor bedroom if required, making the property ideal for multi-generational living.

The first floor hosts a stylish family bathroom and FIVE/SIX WELL-PROPORTIONED BEDROOMS, three of which benefit from extensive fitted wardrobes. The two principal bedrooms each enjoy the luxury of their own en-suite shower room, while the flexible layout provides ample space to adapt to a variety of lifestyle requirements.

Externally, the property enjoys an attractive frontage with a multi-vehicle driveway leading to an integral single garage, complete with power and lighting.

The enclosed rear garden has been designed with ease of maintenance in mind, featuring a raised paved seating area and plenty of space for the whole family to relax and enjoy!

Further benefits of this eye-catching and deceptively spacious home include uPVC double glazing and gas-fired central heating throughout.

Offering SPACE TO LIVE, ROOM TO EVOLVE & A LIFESTYLE TO ENJOY... This exceptional home is certain to impress from the moment you step inside! Internal viewing is highly recommended!

Guide Price £400,000 - £425,000



RECEPTION HALL: Max measurements provided.	15'5 x 6'10 (4.70m x 2.08m)
GENEROUS LOUNGE: Max measurements provided.	16'6 x 11'7 (5.03m x 3.53m)
CONTEMPORARY DINING KITCHEN:	16'5 x 9'10 (5.00m x 3.00m)
DINING ROOM:	9'10 x 8'10 (3.00m x 2.69m)
SPACIOUS FAMILY ROOM:	17'1 x 9'9 (5.21m x 2.97m)
STUDY/ PLAY ROOM: Max measurements provided.	18'4 x 6'9 (5.59m x 2.06m)
GROUND FLOOR W.C:	5'4 x 3'5 (1.63m x 1.04m)
FIRST FLOOR LANDING: Max measurements provided.	12'10 x 11'9 (3.91m x 3.58m)
MASTER BEDROOM: Providing extensive fitted wardrobes. Max measurements provided.	15'6 x 11'3 (4.72m x 3.43m)
MASTER EN-SUITE:	6'10 x 5'9 (2.08m x 1.75m)
BEDROOM TWO: With a large fitted cupboard measuring 5'5ft. x 5'3ft. (1.65m x 1.60m). Max measurements provided.	13'3" x 10'5 (4.04m x 3.18m)
EN-SUITE BATHROOM:	8'5 x 6'8 (2.57m x 2.03m)
BEDROOM THREE:	14'2 x 8'3 (4.32m x 2.51m)
BEDROOM FOUR:	11'4 x 7'7 (3.45m x 2.31m)
BEDROOM FIVE: Max measurements provided.	12'6 x 9'4 (3.81m x 2.84m)
BEDROOM SIX/ STUDY:	9'10 x 6'2 (3.00m x 1.88m)
MODERN FAMILY BATHROOM	7'6 x 5'8 (2.29m x 1.73m)





INTEGRAL GARAGE: 161 x 8'7" (4.90m x 2.62m)
 Accessed via a manual up/over garage door. Equipped with power and lighting.

EXTERNALLY:
 This attractive and extended family home is situated at the head of a quiet and popular cul-de-sac within a highly sought-after and well-served village.

To the front, the property benefits from a generous tarmac driveway providing off-road parking for multiple vehicles, along with access to the integral single garage. A covered entrance porch, featuring a part-brick pitched roof and timber balustrades, leads to the front door. The front garden is mainly laid to lawn and complemented by a variety of mature shrubs and bushes.

A paved pathway to the left-hand side of the property leads through a timber gate to the enclosed rear garden. Along the way are gravelled borders, an external light, and discreetly positioned gas and electricity meters.

The rear garden is predominantly laid to lawn and is thoughtfully landscaped with well-stocked planted borders. A paved hardstanding provides space for a garden shed, while a delightful raised paved terrace, accessed directly from the spacious family room via sliding patio doors, offers an ideal setting for outdoor dining, relaxing and entertaining. Additional features include an outside tap, external lighting, fenced boundaries to the left and rear, and a walled boundary to the right, creating a private and secure outdoor space for the whole family.

Approximate Size: 1,890 Square Ft.
 Measurements are approximate and for guidance only.

Services:
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler, cavity wall insulation and 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.

Tenure: Freehold.
 Sold with vacant possession on completion.

Local Authority:
 South Kesteven District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'tbc'- On Order

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, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

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. The village also boasts a thriving village hall, an excellent Primary school and a community park with playground and popular sports facilities.

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 an 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.







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		
England & Wales	EU Directive 2002/91/EC	