



Parkes Close, Coddington, Newark

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 OLIVER REILLY



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Guide Price £180,000 - £190,000

- SPACIOUS SEMI-DETACHED HOME
- LOVELY RESIDENTIAL LOCATION
- GENEROUS DUAL-ASPECT LIVING ROOM
- DELIGHTFUL LOW-MAINTENANCE GARDEN
- PRISTINE PRESENTATION THROUGHOUT
- THREE EXCELLENT SIZED BEDROOMS
- MODERN DINING KITCHEN & UTILITY
- GENEROUS MULTI-CAR GATED DRIVEWAY
- DETACHED OUTBUILDING & WORKSHOP
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'



ENTRANCE HALL: 10'9 x 6'1 (3.28m x 1.85m)

An inviting reception space. Accessed a part obscure uPVC double glazed front entrance door with obscure full height side panel. Providing complementary laminate flooring, carpeted stairs with oak handrail, rising to the first floor, a single panel radiator, ceiling light fitting, smoke alarm and useful open under stairs storage space with clothes hanging facilities. Access into the dining kitchen and generous living room.

DUAL-ASPECT LIVING ROOM: 14'5 x 10'10 (4.39m x 3.30m)

A sizable, dual-aspect reception room, providing grey carpeted, flooring, a double panel radiator, ceiling light fitting, TV point and a central fireplace with gas fire/ back boiler and raised quarry tiled hearth. uPVC double window to the front and side elevation.

DINING KITCHEN: 14'6 x 10'1 (4.42m x 3.07m)

A DUAL-ASPECT space, providing tile-effect vinyl flooring. The complementary fitted kitchen houses a range of cream high-gloss wall and base units, with patterned laminate roll-top work surfaces over and wall tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated under-counter fridge. Provision for an electric oven with four ring gas hob over and concealed extractor hood above. Sufficient space for a large dining table and chairs. Single panel radiator, two ceiling light fittings, uPVC double window to the side and rear elevation. Access into the separate utility room and walk-in pantry. Max measurements provided.

WALK-IN PANTRY: 4'8 x 2'2 (1.42m x 0.66m)

With continuation of the tile-effect vinyl flooring, providing extensive shelving, a ceiling light fitting, access to the electrical consumer unit/electricity meter. Obscure uPVC double glazed window to the side elevation.

UTILITY ROOM: 8'4 x 6'2 (2.54m x 1.88m)

Providing continuation of the tile-effect vinyl flooring. With fitted laminate roll-top work surfaces, and under counter plumbing/provision for a washing machine, tumble dryer and freestanding freezer. Fitted wall storage unit. Extensive fitted shelving, ceiling light fitting and an obscure uPVC double glazed rear access door, leading into the rear garden with obscure uPVC double glazed side panel. Max measurements provided.

FIRST FLOOR LANDING: 8'3 x 6'5 (2.51m x 1.96m)

Providing carpeted flooring, a ceiling light fitting, loft hatch access point. The landing leads into the family bathroom, separate first floor W.C and all three well-proportioned bedrooms.

MASTER BEDROOM: 14'2 x 10'9 (4.32m x 3.28m)

A generous DOUBLE bedroom, located at the front of the property. Providing carpeted flooring, a large double panel radiator, extensive fitted wardrobes with glass mirrored sliding doors, ceiling light fitting and a uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM TWO: 14'2 x 8'9 (4.32m x 2.67m)

A well-appointed DOUBLE bedroom located at the rear of the house. Providing carpeted flooring, a large single panel radiator, ceiling light fitting and a fitted airing cupboard, housing the hot water cylinder, and providing sufficient storage space. The bedroom hosts extensive fitted wardrobes with pine sliding doors and central mirrored glass door. uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided.

Guide Price: £180,000 - £190,000. A LOVELY RESIDENCE..!

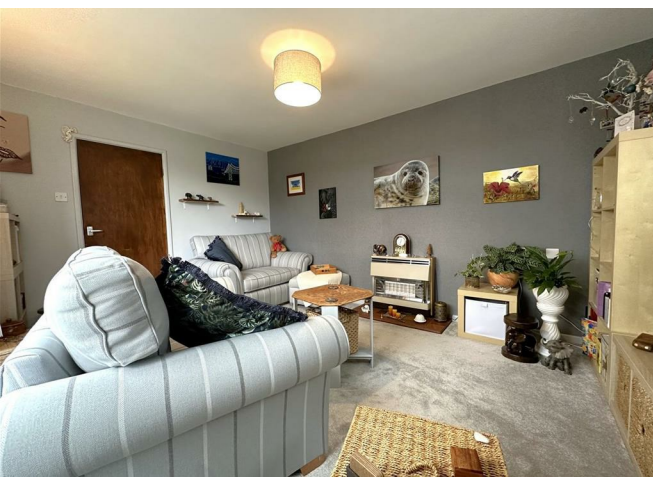
SETTLE IN... This wonderful family home is a REAL GEM! Having been lovingly maintained and valued for many years, this deceptively spacious semi-detached STUNNER should be immediately appreciated and is a true credit to the existing owners! The property is pleasantly positioned in a quiet and renowned residential location, close to popular school links and main roads. Including ease of access onto the A1, A46 and to Newark Town Centre.

The impeccable presentation and generous internal layout comprises: Inviting entrance hall, large DUAL-ASPECT living room, modern DUAL-ASPECT dining kitchen with pantry and separate utility room. The first floor landing hosts a bathroom with separate W.C and THREE EXCELLENT SIZED BEDROOMS. Two of which hosts extensive fitted wardrobes.

Externally, the property is greeted via an extensive, gated MULTI-CAR DRIVEWAY. The attractive low-maintenance garden is an external joy! Beautifully maintained, retaining a high-degree of privacy. Enhanced by a secluded seating area, detached brick outbuilding and a superb detached timber cabin. Utilised as a tranquil seating space and a workshop. Providing power and lighting. Holding great scope to be used for a variety of individual purposes.

Further benefits of this beautiful family-sized home include uPVC double glazing throughout and gas fired central heating, via a back boiler.

Put this WARM AND HOMELY residence at the top of your list! Step inside and gain a full sense of appreciation...!





BEDROOM THREE:

10'7 x 6'9 (3.23m x 2.06m)

A generous bedroom, located at the front of the property, providing carpeted flooring, a single panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation.

FIRST FLOOR W.C:

5'6 x 2'8 (1.68m x 0.81m)

With tiled flooring, a low-level W.C with integrated push-button flush, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR BATHROOM:

5'6 x 5'3 (1.68m x 1.60m)

With tiled flooring. A panelled bath with chrome taps, electric shower facility and provision for a shower curtain. Pedestal wash hand basin with chrome mixer tap, heated towel rail, floor to ceiling wall tiling, ceiling light fitting, extractor and an obscure uPVC double glazed window to the rear elevation.

DETACHED OUTBUILDING:

6'2 x 3'5 (1.88m x 1.04m)

Of brick built construction. Accessed via a wooden personnel door. Providing sufficient external storage.

DETACHED TIMBER CABIN:

6'2 x 5'8 (1.88m x 1.73m)

Of timber construction with a pitched felt roof, providing a decked storm canopy. Accessed via single glazed double doors leading into a lovely seating area with painted single glazed window to the side elevation with power facilities. Double doors open into a useful multi-purpose workshop area.

INTEGRATED WORKSHOP:

9'0 x 6'2 (2.74m x 1.88m)

A versatile and multi-functional space. Providing power and lighting with a painted single glazed window to the front elevation.

EXTERNALLY:

The front aspect is greeted with dropped kerb vehicular access onto a wrought-iron double gated driveway. Ensuring AMPLE off-street parking. There is a low-level wrought-iron personnel access gate, with concrete pathway, leading to the front entrance door with storm canopy above. The partially established front garden hosts a range of mature shrubs. There are hedged side boundaries and walled front boundaries. The right side aspect provides secure timber double gates opening onto a concrete pathway with partial gravelled borders, an outside tap and side external security light. Access to the concealed gas meter, with a small paved seating area, leading through to the well-appointed, private and beautifully landscaped low-maintenance garden. Providing an extensive concrete seating area, an additional decked seating area, central paved pathway, with partial establish planted borders and slate hard standing, leading to the detached timber cabin/workshop. There is a lovely secondary paved seating area, enjoying a high degree of seclusion with a range of complementary established shrubs, bushes and trees. Access into the detached brick outbuilding. There are fully fenced side and rear boundaries

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a back boiler 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.

Approximate Size: 840 Square Ft.

Measurements are approximate and for guidance only.



Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D'

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.

Local Information & Amenities:

Coddington is a highly desirable village, located approximately 2 miles from Newark Town Centre and is conveniently positioned for ease of access onto the A1 and A46 trunk roads. There is a popular Primary School and Nursery within the village, along with a community centre, church, village hall and two pubs (The Plough and The Inn on the Green). Newark-on-Trent offers a wide variety of amenities and transport links. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station which takes approximately 80 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

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:

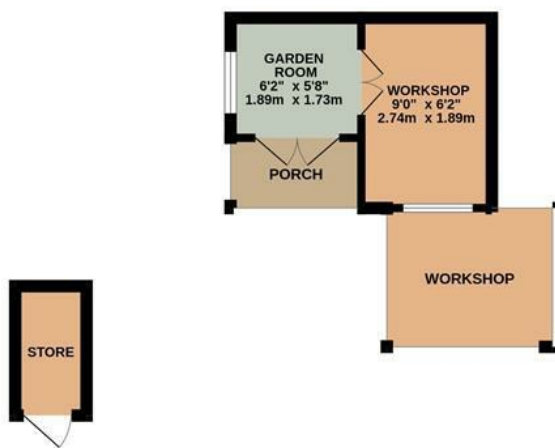
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.



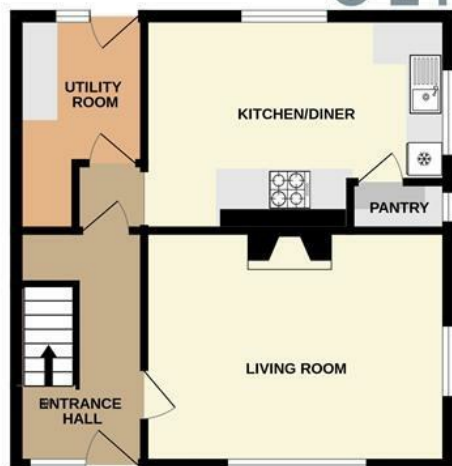
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	