



Stirling Drive, Coddington,

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 OLIVER REILLY



# Stirling Drive, Coddington, Newark

Guide Price £200,000

- ATTRACTIVE SEMI-DETACHED HOME
- THREE BEDROOMS
- GF W.C. & LARGE LOUNGE/DINER
- HIGHLY ADAPTABLE LAYOUT
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- THREE STOREY ACCOMODATION
- LOVELY CUL-DE-SAC POSITION
- FIRST FLOOR BATHROOM & MASTER EN-SUITE
- WELL-APPOINTED ENCLOSED GARDEN
- EASE OF ACCESS ONTO A1/A46. Tenure: Freehold. EPC 'C'



**ENTRANCE HALL:** 9'8 x 3'5 (2.95m x 1.04m)

Accessed via part obscure Stained glass external door. Providing complementary tile-effect flooring. A ceiling light fitting, smoke alarm, double panel radiator, carpeted stairs with open-spindle balustrade and handrail rising to the first floor. Open access through to the kitchen. Internal access through to the large lounge/diner and ground floor W.C.

**GROUND FLOOR W.C.:** 5'2 x 2'6 (1.57m x 0.76m)

With continuation of the tile-effect flooring. Providing a low-level W.C with levered flush. White ceramic wash hand basin with chrome taps and partial mosaic wall tiled splash backs. Ceiling light fitting, double panel radiator and an obscure uPVC double glazed window to the front elevation.

**FITTED KITCHEN:** 9'8 x 6'3 (2.95m x 1.91m)

With continuation of the tile-effect flooring. Ensuring a wide range of complementary fitted wall and base units with patterned laminate roll-top work surfaces over and wall tiled splash back's. Inset stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over and concealed extractor hood above. Under-counter plumbing/provision for a washing machine and freestanding fridge freezer. Access to the 'GLOWWORM' gas boiler. Recessed ceiling lights and a uPVC double glazed window to the front elevation.

**LARGE LOUNGE/DINER:** 17'2 x 12'8 (5.23m x 3.86m)

A generous multi-purpose reception room, providing carpeted flooring, a central ceiling light fitting, coving, large double panel radiator, TV connectivity point and two uPVC double glazed windows to the rear elevation. uPVC double glazed French doors open out to an extensive paved patio/entertainment area. within the well-appointed rear garden. Max measurements provided.

**FIRST FLOOR LANDING:** 10'10 x 6'4 (3.30m x 1.93m )

With carpeted flooring, a ceiling light fitting, smoke alarm, additional staircase with open spindle balustrade and handrail rising to the second floor. Useful over-stairs storage cupboard. Access into the family bathroom and two bedrooms.

**BEDROOM TWO:** 9'5 x 9'5 (2.87m x 2.87m)

A DOUBLE bedroom located at the front of the house. Providing carpeted flooring, a double panel radiator, ceiling light fitting, large, double fitted wardrobe with clothes hanging facilities. uPVC double glazed window to the front elevation. Max measurements provided.

**BEDROOM THREE:** 9'6 x 7'2 (2.90m x 2.18m)

A lovely well-proportioned bedroom, providing carpeted flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation, overlooking the rear garden.

**FAMILY BATHROOM:** 6'5 x 6'3 (1.96m x 1.91m)

Of contemporary design. Providing wood-effect vinyl flooring. A wooden panelled bath with chrome mixer tap and handheld overhead shower facility with floor to ceiling wall tiling and provision for a shower curtain. Low-level W.C with levered flush and a pedestal wash hand basin with chrome mixer tap and medium height complementary wall tiling. Shaver point, double panel radiator, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.

**MOVE ON IN..!**

This marvellous modern Town House showcases sheer versatility from the moment you step inside! Enjoying a wonderfully private position, set back from the road, in a quiet cul-de-sac, closely situated for ease of access onto the A1, A46 and to Newark Town Centre.

Feast your eyes on an attractive semi-detached home, pleasantly presented to promise PERFECT PROPORTIONS!.. and a lovely contemporary design, comprising: Entrance hall, ground floor W.C, fitted kitchen and a GENEROUS LOUNGE/DINER with French doors opening out to the well-appointed garden. The first floor landing provides a three-piece bathroom and two bedrooms. One of which has an EXTENSIVE FITTED WARDROBES. The second floor occupies a WONDERFUL MASTER BEDROOM with en-suite shower room.

Externally, the property is further enhanced by a delightful fully enclosed rear garden. Promoted by a large paved seating area. The front aspect provides ample off-street parking via a MULTI-CAR tandem driveway, leading down to a SINGLE GARAGE. Providing power and lighting.

Further benefits of this beautiful contemporary cracker include uPVC double glazing and gas central heating.

Internal viewings are ESSENTIAL in order to gain a full sense of appreciation for the high-degree of living flexibility, combined with the popular residential position. Holding that HOMELY FEEL from the moment you step inside!





**EPC: Energy Performance Rating: 'C' (72)**

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 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.

**SECOND FLOOR LANDING:**

3'6 x 2'10 (1.07m x 0.86m)  
With carpeted flooring, open spindle, balustrade, a ceiling light fitting, smoke alarm, Velux roof light to the rear elevation. Access into the master bedroom. Max measurements provided.

**MASTER BEDROOM:**

12'9 x 11'2 (3.89m x 3.40m)  
A lovely DOUBLE bedroom providing carpeted flooring, a double panel radiator, ceiling light fitting, telephone connectivity point and a fitted airing cupboard housing the water cylinder. uPVC double glazed window to the front elevation. Access into the en-suite shower room.

**EN-SUITE SHOWER ROOM:**

7'2 x 5'9 (2.18m x 1.75m)  
Providing patterned vinyl flooring. A low-level W.C with levered flush. Pedestal wash hand basin with chrome taps and medium height wall tiling. Fitted shower cubicle with mains shower facility, rainfall effect shower head and floor to ceiling ceramic wall tiling. Shaver point, ceiling light fitting, extractor fan, double panel radiator and a Velux roof light to the rear elevation.

**SINGLE GARAGE:**

18'7 x 8'5 (5.66m x 2.57m)  
Of brick built construction with a pitched tiled roof. Accessed via a manual up/over door. Providing power, lighting, partial eaves boarding for storage and provision for a washing machine/ tumble dryer. A wooden right sided personnel door gives access into the garden.

**EXTERNALLY:**

The property enjoys a lovely residential position, set back from the road, within a cul-de-sac. The front aspect hosts a paved pathway with gravelled frontage, leading to the front entrance door, with external wall light and pitched roof storm canopy above. The left side elevation provides a MULTI-CAR tandem driveway, with access to the concealed gas/ electricity meters. The tarmac driveway leads down to the DETACHED GARAGE with external security light. A timber gate opens onto an extensive paved seating/ entertainment space. The well-appointed rear garden is predominantly laid to lawn with fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 915 Square Ft.**

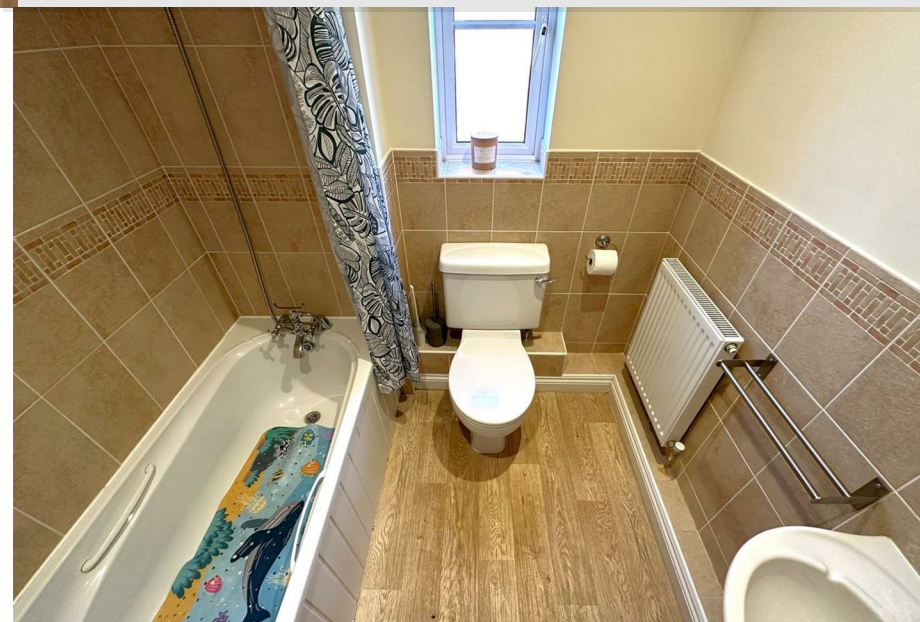
Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

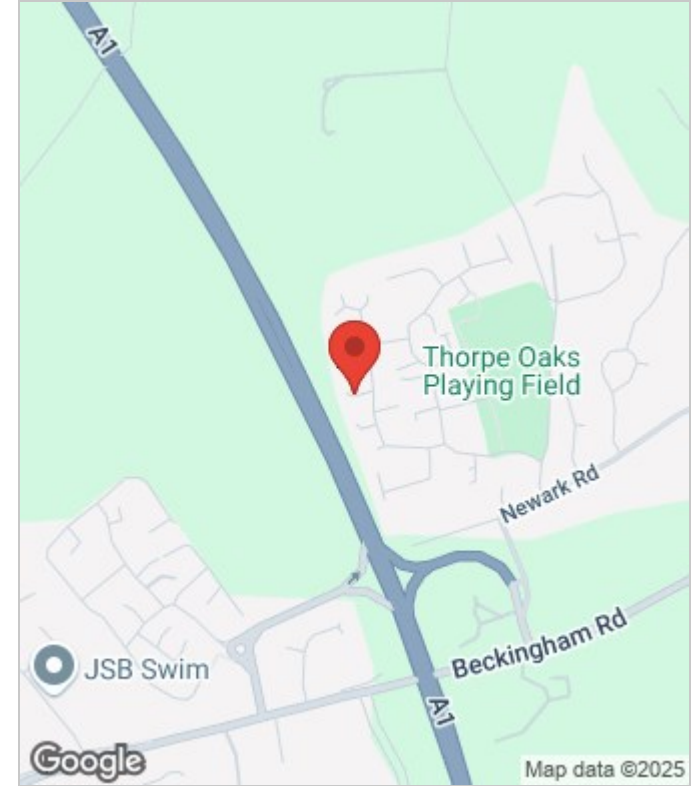
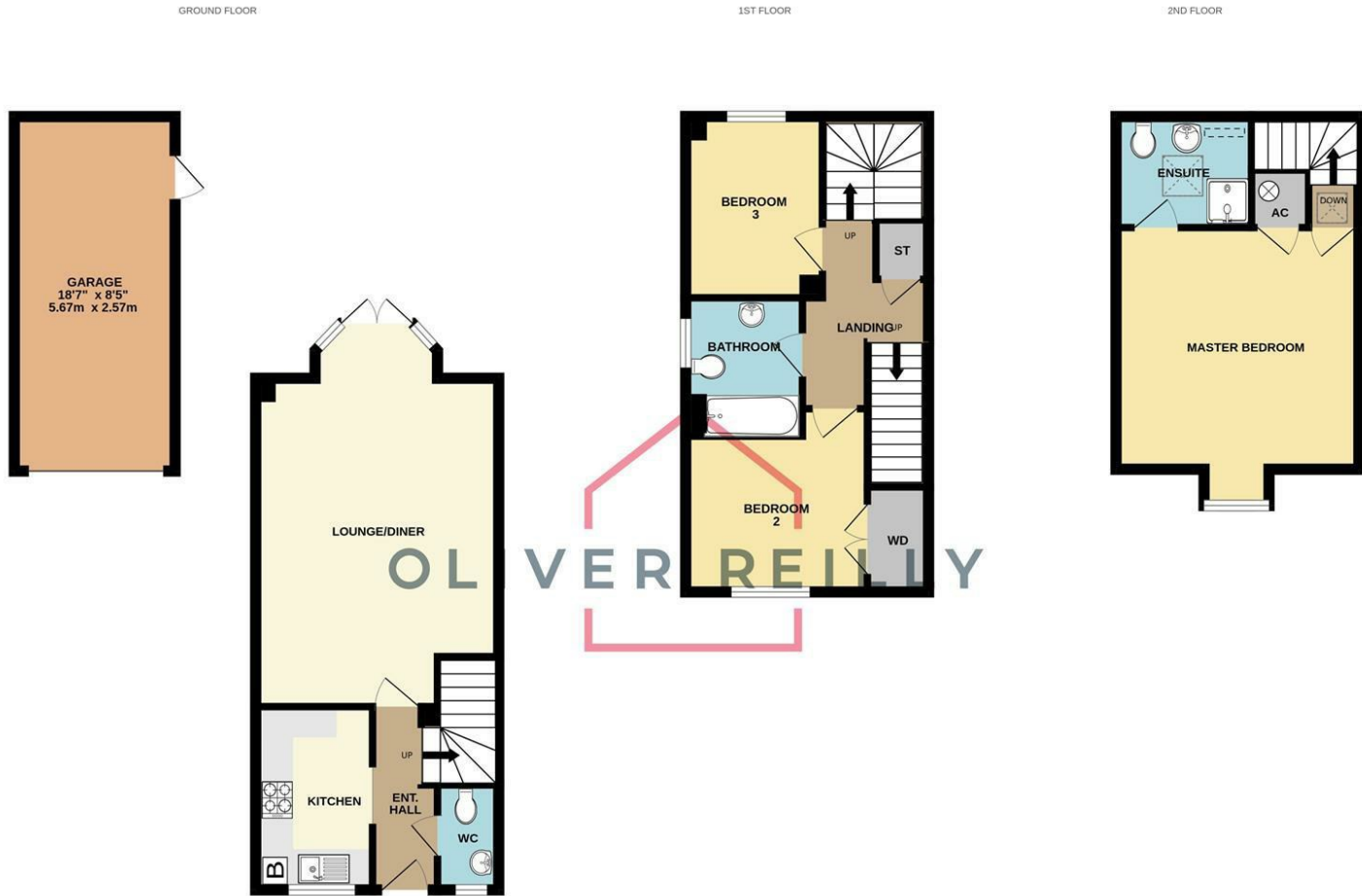
**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	