



Claricoates Drive, Coddington, Newark









# Claricoates Drive, Coddington, Newark

- ATTRACTIVE DETACHED FAMILY HOME
- QUIET CUL-DE-SAC POSITION
- TWO RECEPTION ROOMS & GF W.C
- INTEGRAL GARAGE & EXTENSIVE DRIVEWAY
- EASE OF ACCESS ONTO A1,A46 & TO TOWN CENTRE
- FOUR WELL-PROPORTIONED BEDROOMS
- ENVIABLE POSITION WITH UNSPOILED OUTLOOK
- FIRST FLOOR BATHROOM & EN-SUITE
- LOVELY ENCLOSED REAR GARDEN
- NO CHAIN! Tenure: Freehold EPC 'tbc'

Guide Price: £300,000-£315,000. SIMPLY LOVELY..!

This truly is the PERFECT PLACE TO CALL HOME! Pleasantly positioned at the head of a quiet residential cul-de-sac, promoting pure tranquility and privacy by surrounded woodland and an unspoiled rural outlook to the side elevation.

This attractive detached family-sized home STANDS PROUD in a highly sought-after and convenient residential location. Boasting ease of access onto the A1, A46 and to Newark Town Centre.

Words fail to replicate the warm and welcoming feeling inside this beautiful contemporary home. Sharing a bright, airy and free-flowing internal layout, comprising: Inviting entrance hall, ground floor W.C, generous lounge with double doors opening into a separate dining room and a SPACIOUS BREAKFAST KITCHEN. Hosting a range of integrated appliances.

The copious first floor landing hosts a three-piece family bathroom and FOUR EXCELLENT SIZED BEDROOMS. Three of which provide extensive fitted wardrobes/ cupboards. The master bedroom is further enhanced by an EN-SUITE SHOWER ROOM and captivating open outlook behind.

Externally, the property welcomes a SUBSTANTIAL MULTI-CAR DRIVEWAY. Sufficient for a wide range of vehicles, including a caravan. motor-home, with access into an INTEGRAL SINGLE GARAGE. Providing great scope to be utilised into additional living accommodation. Subject to relevant approvals. The lovely rear garden is of general low-maintenance, enjoying a delightful block paved seating area.

Further benefits of this marvellous modern-day home include uPVC double glazing throughout and gas fired central heating.

MOVE ON UP THE LADDER and settle down inside this fabulous family-friendly home. READY AND WAITING for your immediate appreciation!



Guide Price £300,000 - £315,000



## ENTRANCE HALL:

13'8 x 6'3 (4.17m x 1.91m)

Accessed via an obscure external door with an obscure full height double glazed side panel. The inviting reception hall provides modern tile-effect vinyl flooring, carpeted stairs with open spindle balustrade and handrail, rising to the first floor. Low-level under-stairs storage cupboard, ceiling light fitting, coving, electrical RCD. Consumer unit, alarm control panel, double panel radiator, PIR alarm sensor, smoke alarm, wall mounted central heating thermostat. Access into the lounge, well-appointed breakfast kitchen and the ground floor W.C.

## GROUND FLOOR W.C:

5'7 x 3'5 (1.70m x 1.04m)

Providing tile-effect flooring. A low-level W.C with levered flush, pedestal wash hand basin with chrome taps and partial wall tile splash-back's. Low-level double panel radiator, ceiling light fitting and extractor fan. Max measurements provided.

## LOUNGE:

15'6 x 10'5 (4.72m x 3.18m)

A spacious reception room, with complementary oak engineered flooring, two ceiling light fittings, coving, TV connectivity point, large double panel radiator, fitted low-level cupboard with glass door, uPVC double glazed window to the front elevation, with captivating outlook over open woodland. Paned hardwood double doors open into the separate dining room.

## DINING ROOM:

10'6 x 10'5 (3.20m x 3.18m)

A sizeable reception room. Providing complementary oak engineered flooring. Sufficient space for a dining table and chairs. Central ceiling light fitting, coving, PIR alarm sensor, double panel radiator and a uPVC double glazed sliding door leads out onto the well-appointed garden. Internal access into the kitchen.

## SPACIOUS BREAKFAST KITCHEN:

14'8 x 10'9 (4.47m x 3.28m)

Of a generous proportion. Providing grey ceramic tiled flooring. The kitchen benefits from an extensive range of fitted wall, drawer and base units with patterned laminate roll-top work surfaces over, LED unit lighting and wall tiled splash backs behind. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated medium height 'Hotpoint' electric oven, separate four ring gas hob with concealed extractor hood above. Integrated dishwasher. Provision for an integrated washing machine and freestanding fridge freezer. Fitted breakfast bar, recessed ceiling spotlights and an additional ceiling light fitting, coving, double panel radiator, two uPVC double glazed windows to the rear elevation and an external double glazed side external door, gives access to the front and rear of the property. Internal access into the separate dining room. Max measurements provided.

## FIRST FLOOR LANDING:

14'6 x 8'9 (4.42m x 2.67m)

With carpeted flooring, an open-spindle balustrade and handrail, ceiling light fitting, coving, smoke alarm, loft hatch access point, a fitted airing cupboard housing the hot water cylinder and an additional fitted storage cupboard with shelving. uPVC double glazed window to the front elevation. Access into the family bathroom and all four bedrooms.

## MASTER BEDROOM:

11'4 x 10'5 (3.45m x 3.18m)

A generous DOUBLE bedroom, located at the rear of the house, with carpeted flooring, a ceiling fan with light fitting, coving, double panel radiator, TV connectivity point, extensive fitted wardrobes and a uPVC double glazed window to the rear elevation, overlooking the garden with captivating outlook to the side aspect. Internal access into the en-suite, shower room. Max measurements provided up to fitted wardrobes.





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

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**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, 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.

**EN-SUITE SHOWER ROOM:** 5'9 x 4'9 (1.75m x 1.45m)  
Providing ceramic tiled flooring. A corner fitted shower cubicle with mains shower facility and complementary floor to ceiling ceramic wall tiling. Low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap. Double panel radiator, recessed ceiling, spotlights, coving, extractor fan, shaver point and an obscure uPVC double glazed window to the rear elevation.

**BEDROOM TWO:** 10'7 x 10'5 (3.23m x 3.18m)  
A further DOUBLE bedroom, located at the front of the house. Providing carpeted flooring, a ceiling fan with light fitting, coving, double panel radiator and extensive fitted wardrobe. uPVC double glazed window to the front elevation. Enjoying a captivating outlook to he side aspect.

**BEDROOM THREE:** 8'4 x 7'6 (2.54m x 2.29m)  
A well-proportioned bedroom, providing carpeted flooring, a ceiling fan with light fitting, coving, double panel radiator and a uPVC double glazed window to the rear elevation, overlooking the well-appointed rear garden.

**BEDROOM FOUR:** 8'3 x 7'2 (2.51m x 2.18m)  
A well-proportioned bedroom with carpeted flooring, a ceiling light fitting, coving, double panel radiator, fitted wardrobes and a uPVC double glazed window to the front elevation.

**FAMILY BATHROOM:** 7'0 x 5'5 (2.13m x 1.65m)  
With wood-effect vinyl flooring. A wooden panelled bath with chrome mixer tap, handheld overhead shower and facility floor to ceiling wall tiling. Low-level W.C with levered flush and a pedestal wash hand basin with chrome taps and high-rise wall tiled splash-backs. Recessed ceiling spotlights, coving, extractor fan, shaver point double panel radiator and an obscure uPVC double glazed window to the side elevation.

**INTEGRAL SINGLE GARAGE:** 16'5 x 9'1 (5.00m x 2.77m)  
Accessed via a manual up/ over garage door. Providing power, lighting, provision for a freestanding tumble dryer. Access to the gas fired boiler. A hardwood right sided personal door, gives access to the rear garden. The garage provides great scope to be utilised into additional living accommodation. Subject to relevant approvals. Max measurements provided.

**EXTERNALLY:**  
The Property enjoys a delightfully private position at the head of a quiet cul-de-sac. The front aspect provides an extensive tarmac and part gravelled driveway, ensuring AMPLE off-street parking for a vast range of vehicles. Access into the integral single garage with external security light above. A paved pathway leads to the front entrance door with sloped tiled roof storm canopy above. A paved pathway and wooden gate to the right side aspect opens down to the well-appointed and beautifully maintained rear garden. Enjoying an extensive blocked paved seating area. The garden is predominantly laid to lawn with complementary gravelled borders, a range of attractive bushes, trees and shrubs. There is an outside tap, external light, hard-standing/ provision for a garden shed/ summer house, fully fenced side and rear boundaries, with a captivating tree-lined outlook to the side elevation.

**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: 1,206 Square Ft.**  
Measurements are approximate and for guidance only. This includes the integral single garage.





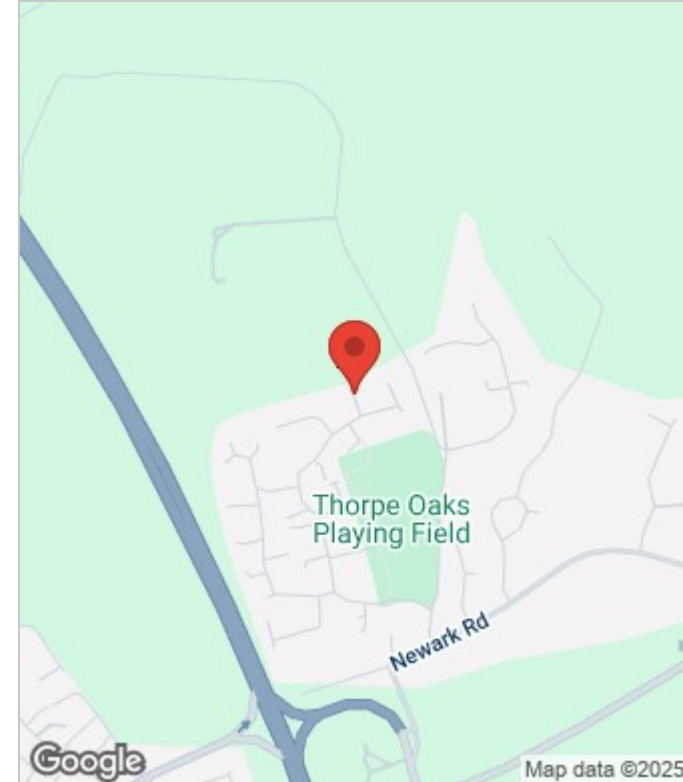
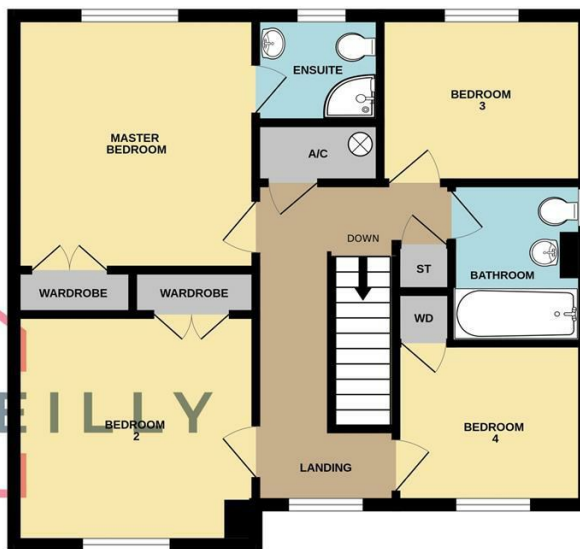




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

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