



Beaconsfield Drive,
Coddington



4



2



3

Guide Price £425,000 to £435,000

- Modern Detached House
- Four Double Bedrooms
- Extremely Popular Location
- Three Reception Rooms
- Large Enclosed Rear Garden
- Great Parking Facilities
- Detached Double Garage
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: C



A very attractive 4 bedroom modern detached house situated on an extremely desirable street within the popular Coddington area of Newark with a highly regarded primary school within walking distance, easy access to the A1,A46 and Newark town centre. This lovely property offers a great opportunity to extend and improve (subject to relevant permissions) if required and has a fantastic large rear garden backing up to local woodland. The spacious accommodation comprises of an entrance hallway, GF WC, study/office, spacious lounge, separate dining room a generous dining kitchen and a separate utility. To the first floor you will find four double bedrooms, master with ensuite and a bathroom. The property hugely benefits from its location, a large enclosed rear garden, gas central heating, UPVC double glazing, great parking facilities and a detached double garage.





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

5.13m x 1.91m (16'10 x 6'3)

Ground Floor Wc

2.29m x 0.81m (7'6 x 2'8)

Study

3.28m x 2.67m (10'9 x 8'9)

Lounge

6.15m x 3.58m (20'2 into bay x 11'9)

Dining Room

3.35m x 3.1m (11'0 x 10'2)

Dining Kitchen

4.95m x 3.1m (16'3 x 10'2)

Utility Room

2.29mx 1.75m (7'6 x 5'9)

Master Bedroom

4.6m x 3.58m (15'1 x 11'9) into the wardrobes

Ensuite Shower Room

1.93m x 1.52m (6'4 x 5'0)

Bedroom Two

4.19m x 3.58m (13'9 x 11'9) maximum measurements

Bedroom Three

4.47m x 2.69m (14'8 x 8'10) maximum measurements

Bedroom Four

3.53m x 2.67m (11'7 x 8'9) maximum measurements

Bathroom

2.62m x 2.59m (8'7 x 8'6) maximum measurements

Double Garage

5.21m x 5.03m (17'1 x 16'6)

Services

Mains gas, electricity, water and drainage are connected.





Coddington

The village of Coddington lies East of Newark and provides excellent transport links including easy access to the A1 and with Newark's Northgate East Coast mainline train station being just 2.5 miles away. The village benefits from a popular primary school 'Coddington C of E Primary', a Community Centre and two public houses.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

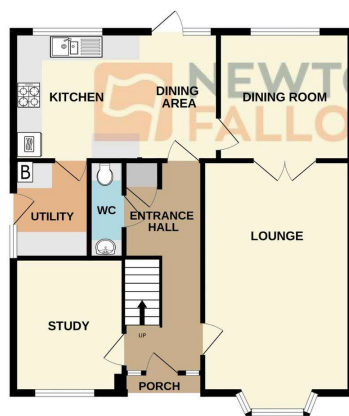
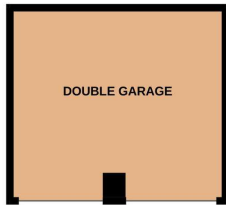
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



Floorplan

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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