



Bryans Close, Coddington



5



3



2

Guide Price £400,000 to £425,000



Key Features

- Executive Detached Family Home
- Five Double Bedrooms
- Ensuite, Bathroom, Shower Room & G/F WC
- Dual Aspect Lounge & Garden Room
- Dining Kitchen & Utility Room
- South Facing Landscaped Garden
- Council Tax Band: E
- EPC Rating: C
- Tenure: Freehold





Enjoying a delightful SOUTH FACING corner plot position on a popular cul-de-sac within the sought after village of Coddington lies this marvellous executive detached family home. This home is conveniently positioned for the A1 and Newark town centre, whilst also falling within catchment for the popular Coddington Primary School and represents a home that is ready made for a buyer to move into.

The property's accommodation comprises to the ground floor: welcoming entrance hallway with useful storage cupboard, dual aspect lounge with feature log burning stove and bi-folding doors to the garden room, open plan dining kitchen that runs front to back, with the kitchen benefiting from an integrated dishwasher, and provision for a range cooker and American style fridge/freezer. An opening leads to a utility room, W/C and a further connecting door to the garden room. The garden room has French doors to the rear garden. To the first floor, there is a generous landing space that gives access to a luxurious four-piece family bathroom suite, and three double bedrooms, one of which being the main bedroom with a range of built in wardrobes as well as an equally quality ensuite shower room. The second floor enjoys another generous landing space, two further double bedrooms and a superb shower room.

Outside, this delightful home has been beautifully landscaped with low maintenance in mind. The front is partly lawned with gravelled areas, and paved pathway to front door with two raised beds. The south facing rear garden is majority wall enclosed, has two paved seating areas, a variety of raised beds and a walkway that leads to the partly converted double garage. This room currently

provides space as a gym but could easily be changed back to a functioning double garage. To the rear of the property, a tarmac driveway provides off street parking for this home, as well as providing access to the double garage. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 9'4" x 7'0" (2.8m x 2.1m)
maximum measurements

Ground Floor WC 5'10" x 2'11" (1.8m x 0.9m)

Lounge 22'4" x 11'7" (6.8m x 3.5m)

Garden Room 16'2" x 9'8" (4.9m x 2.9m)

Dining Kitchen 22'2" x 13'5" (6.8m x 4.1m)
maximum measurements

Utility Room 5'10" x 5'6" (1.8m x 1.7m)

First Floor Landing

Bedroom One 13'3" x 10'4" (4m x 3.1m)
excludes dressing area

Ensuite 8'9" x 5'6" (2.7m x 1.7m)





Bedroom Four 13'0" x 9'9" (4m x 3m)
maximum measurements

Bedroom Five/Study 9'10" x 8'10" (3m x 2.7m)

Bathroom 9'1" x 8'1" (2.8m x 2.5m)
maximum measurements

Second Floor Landing

Bedroom Two 22'5" x 11'7" (6.8m x 3.5m)

Bedroom Three 22'4" x 9'10" (6.8m x 3m)

Shower Room 9'5" x 7'10" (2.9m x 2.4m)

Garage 17'1" x 9'6" (5.2m x 2.9m)

Gym 17'1" x 8'11" (5.2m x 2.7m)

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 - Sales Particulars

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.

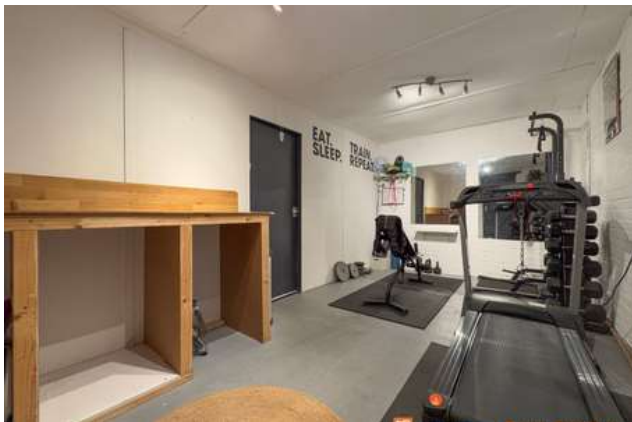
Anti-Money Laundering Regulations

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 choose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR



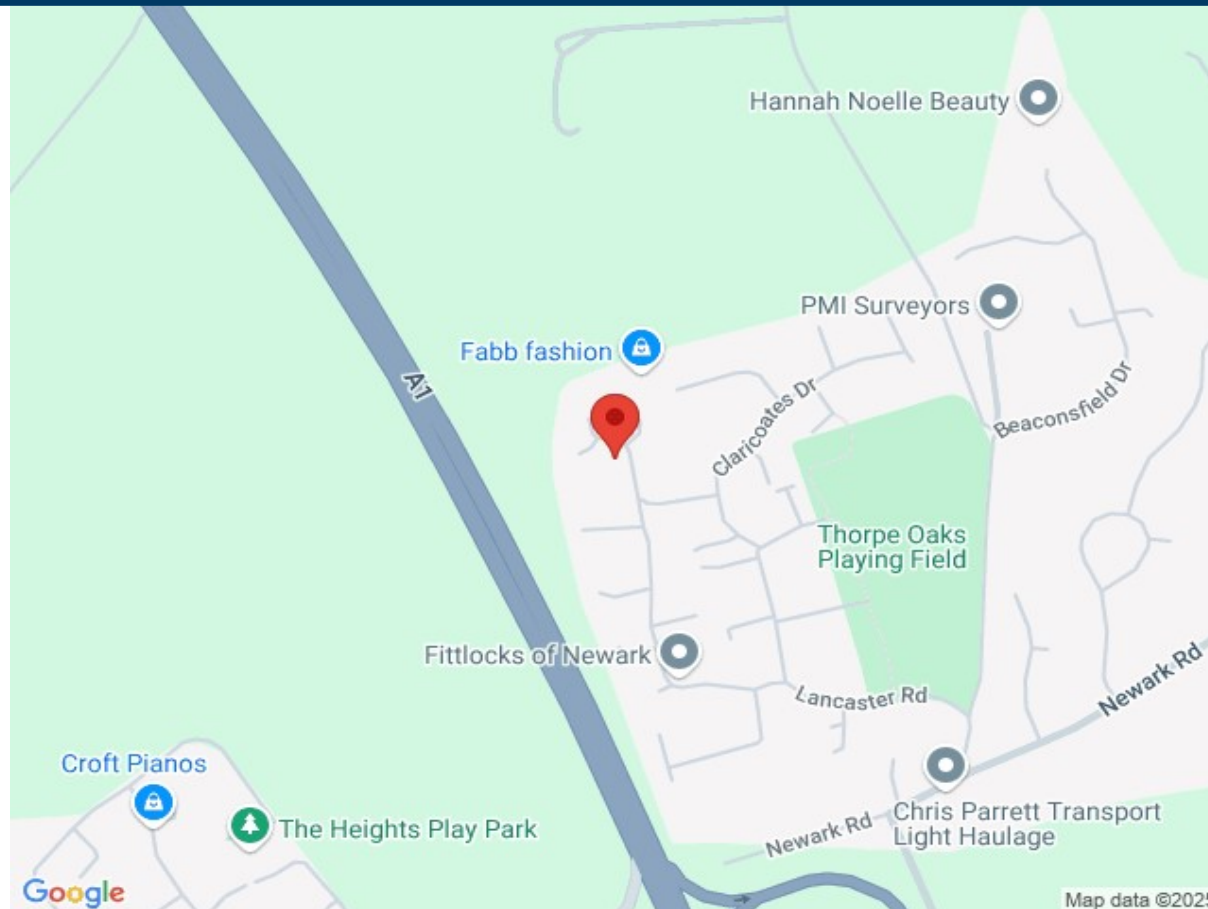
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

