

# Jon Brambles

ESTATE AGENTS



## Claricoates Drive, Coddington NG24 2TF



**GUIDE PRICE: £210,000 to £220,000.** A three storey, three bedroom modern townhouse situated in this highly sought after residential location. In addition to the three bedrooms, the property has a lounge/diner, kitchen, cloakroom, bathroom and en-suite wet room. There is off road parking, a single garage and an enclosed garden to the rear. Available for purchase with NO CHAIN.

**Guide Price £210,000 to £220,000**

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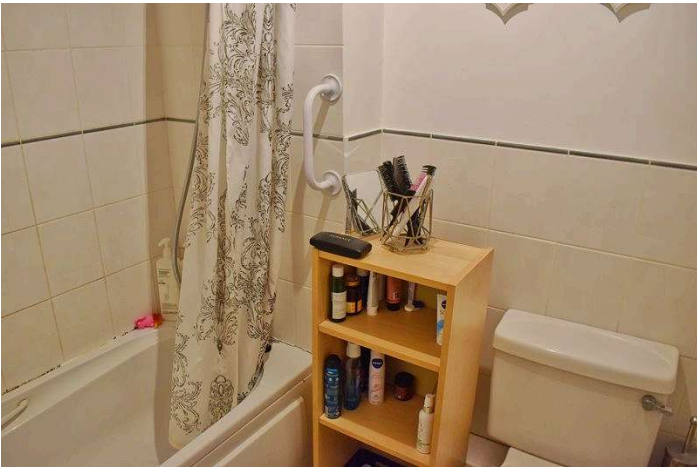
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## Situation and Amenities

The sought after village of Coddington is located approximately two miles from Newark town centre and provides amenities including a church, public houses and a well respected sought after primary school. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose and Marks & Spencer Food. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the cloakroom, the kitchen and the lounge/diner. The hallway has wood laminate flooring, a ceiling light point and a radiator.

### Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. There is also a ceiling light point and a radiator installed.

### Kitchen 9' 9" x 6' 0" (2.97m x 1.83m)

The kitchen has a window to the front elevation and is fitted with a range of base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for a washing machine, and further space for a vertical fridge/freezer. The kitchen has recessed ceiling spotlights and a kickboard heater. The central heating boiler is located here.

### Lounge/Diner 14' 8" x 12' 9" (4.47m x 3.88m) (excluding bay window)

This good sized and well proportioned reception room has a bay window, and French doors to the rear elevation providing access out to the garden. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has wood laminate flooring, a ceiling light point and a radiator.

### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into bedrooms two and three, and the family bathroom. Also located on this landing is a useful storage cupboard and a ceiling light point. A further staircase continues up to the second floor.

### Bedroom Two 9' 3" x 8' 2" (2.82m x 2.49m) (excluding wardrobes)

A double bedroom with a window to the front elevation, a fitted double wardrobe, a ceiling light point and a radiator.

### Bedroom Three 9' 6" x 7' 0" (2.89m x 2.13m)

A good sized third bedroom having a window to the rear elevation, a ceiling light point and a radiator.

### Family Bathroom 6' 6" x 6' 2" (1.98m x 1.88m)

The bathroom is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has part ceramic wall tiling, recessed ceiling spotlights, an extractor fan, shaver socket and radiator.

### Second Floor Landing

The staircase rises from the first floor to the second floor landing where the master bedroom is located. This landing has a ceiling light point and a skylight window to the rear.

### Bedroom One 12' 9" x 10' 11" (3.88m x 3.32m) (plus dormer)

An excellent sized double bedroom with a large dormer window to the front elevation. The bedroom has a good size fitted storage cupboard, a ceiling light point and a radiator. A door leads into the en-suite wet room.

### En-suite Wet Room

The wet room has a skylight window to the rear and is fitted with a mains shower, pedestal wash hand basin and WC. The room also has ceramic tiling to the walls, a shaver socket, ceiling light point, radiator and extractor fan.

### Outside

To the front of the property is a lawned garden, adjacent to which is the footpath leading to the front door. There is a shared driveway which leads down to the single garage. Next to the garage is off road parking.

### Single Garage 18' 2" x 8' 4" (5.53m x 2.54m)

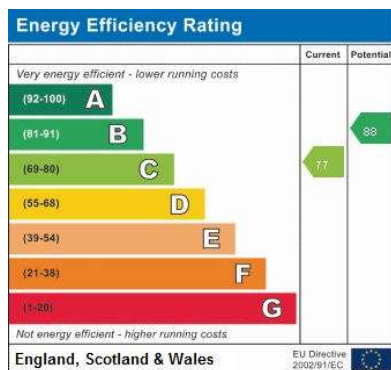
The garage has an electrically operated door to the front elevation and is equipped with both power and lighting.

### Rear Garden

The fully enclosed rear garden is laid to lawn and contains a number of mature shrubs and trees. There is a patio area situated adjacent to the French doors from the lounge/diner and this provides an ideal outdoor seating and entertaining space.

### Council Tax

The property is in Band C.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

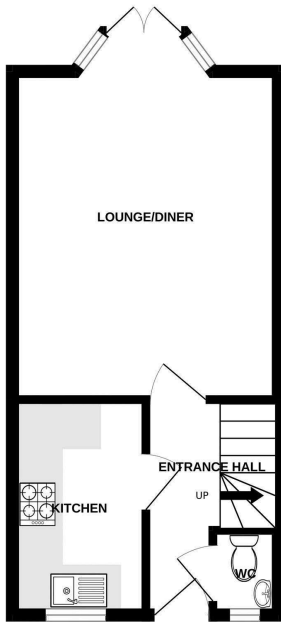
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

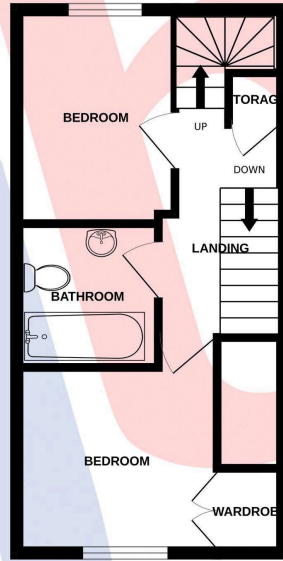
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006930 09 April 2024



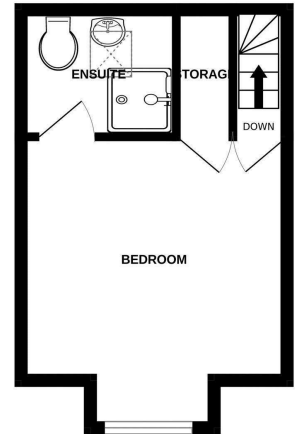
GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



2ND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

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.  
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