

## Morgans Close, Coddington NG24 2PU



**GUIDE PRICE: £200,000 to £210,000.** A wonderful three bedroom semi-detached family home available for purchase with NO CHAIN. The property has been extensively refurbished in recent years, and in addition to the three bedrooms, has a contemporary open plan dining kitchen, lounge, utility and well appointed first floor bathroom. There is off road parking and a courtyard garden to the rear. The property is double glazed and has gas central heating.

**Guide Price £200,000 to £210,000**







## 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, Asda, Morrisons, Aldi 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:

### Reception Hallway

The spacious and welcoming reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway has a contemporary ceramic tiled floor, recessed ceiling spotlights and a radiator. From here access is provided to the lounge and the dining kitchen.

### Lounge 14' 5" x 10' 11" (4.39m x 3.32m)

This good sized and well proportioned reception room has a window to the front elevation with bespoke fitted blind. The lounge has recessed ceiling spotlights and a radiator.

### Dining Kitchen 15' 11" x 10' 0" (4.85m x 3.05m) (at widest points)

This superb dining kitchen has dual aspect windows to the rear and side elevations which make it particularly bright and airy. The kitchen area is fitted with a wonderful range of contemporary base and wall units with roll top work surfaces and matching splash backs. There is a sink, and integrated appliances include an eye level double oven, microwave, ceramic hob with extractor hood above, fridge, freezer and dishwasher. Also within the kitchen area is an integrated breakfast bar. The room is of sufficient size to comfortably accommodate a dining table, and has the same ceramic tiled floor that flows through from the hallway, recessed ceiling spotlights and a vertical panel radiator. A door provides access through to the utility room.

### Utility Room 10' 0" x 4' 5" (3.05m x 1.35m)

The utility room has a half glazed door leading out into the garden and is fitted with a range of base and wall units complemented with square edge work surfaces and matching splashbacks. There is a stainless steel sink and space and plumbing for both a washing machine and tumble dryer. The utility room has the same flooring that flows through from the kitchen, recessed ceiling spotlights and a radiator. The central heating boiler is located here.

## First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the bathroom. The landing has recessed ceiling spotlights. Access to the loft space is obtained from here.

### Bedroom One 10' 11" x 9' 11" (3.32m x 3.02m) (plus door recess)

A very good sized double bedroom with a window to the front elevation, recessed ceiling spotlights and a radiator.

### Bedroom Two 12' 5" x 10' 1" (3.78m x 3.07m)

A further very good sized double bedroom having a window to the rear elevation overlooking the courtyard garden. This bedroom has a useful fitted storage cupboard, recessed ceiling spotlights and a radiator.

### Bedroom Three 10' 8" x 6' 11" (3.25m x 2.11m) (at widest points)

Bedroom three has a window to the front elevation, a range of fitted wardrobes and shelving, recessed ceiling spotlights and a radiator.

### Bathroom 8' 2" x 5' 5" (2.49m x 1.65m)

The well appointed bathroom has dual aspect opaque windows to the rear and side elevations and is fitted with a contemporary white suite comprising bath with central mixer tap, vanity unit with wash hand basin inset and storage beneath, and a WC. There

is also a walk-in shower cubicle with mains rainwater head shower. The bathroom is complemented with a ceramic tiled floor and metro tiling to the walls, together with recessed ceiling spotlights. In addition there is a heated towel rail and an extractor fan.

### Outside

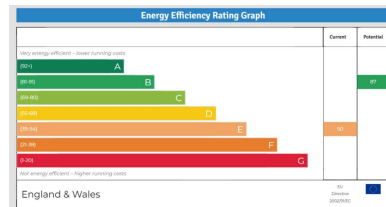
This home stands on a corner plot and to the front and side are lawned gardens bounded by mature hedgerow. A footpath leads to the front door. Located to the side is a large block paved driveway which provides off road parking for at least two vehicles.

### Rear Garden

The rear garden is fully enclosed and has been hard landscaped with a contemporary patio which is ideal for outdoor seating and entertaining. Also within the rear garden is a useful outbuilding.

### Council Tax

The property is in Band A.



## **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.

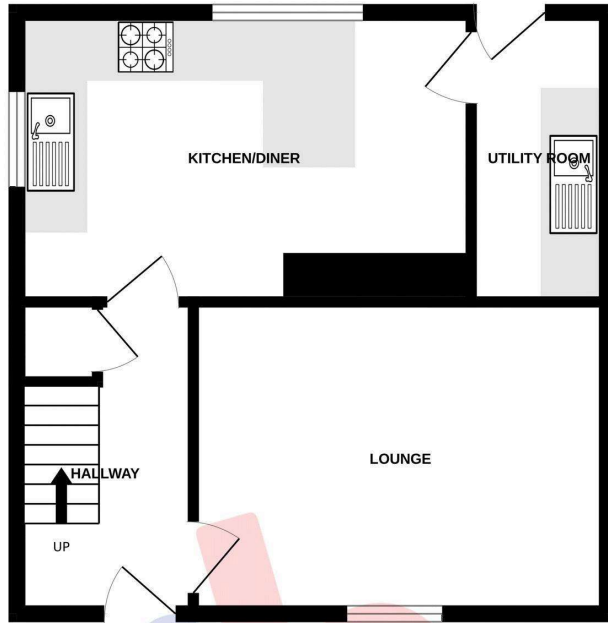
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

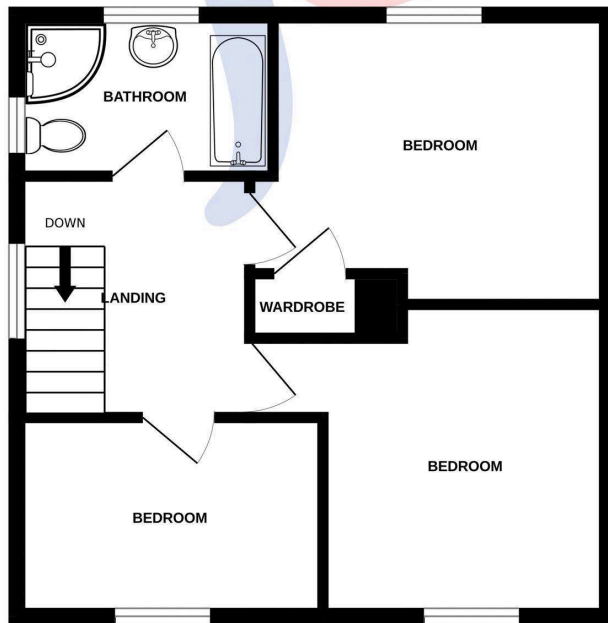
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00005998 29 August 2024



GROUND FLOOR  
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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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