

## Old Hall Gardens, Coddington NG24 2QJ



A fabulous three (formerly four) bedroom detached family home situated in this quiet and highly sought after location. In addition to the three bedrooms, there is a lounge, dining room, dining kitchen, cloakroom, conservatory and a well appointed first floor shower room. There is a large garage and an office/store. The rear garden is fully enclosed and enjoys a high degree of privacy. This property is beautifully maintained, is double glazed and has gas central heating. Early viewing is very strongly recommended.

**Offers Over £300,000**













### **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 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 Porch**

The entrance porch has windows to both side elevations and a ceiling light point. A door leads into the reception hallway.

#### **Reception Hallway**

The spacious and welcoming reception hallway has the dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the cloakroom, the lounge and the dining kitchen, and has cornice to the ceiling, a ceiling light point and a radiator.

## **Ground Floor Cloakroom**

The cloakroom has a high level opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. The room has a ceramic tiled floor, a ceiling light point and a radiator.

## **Dining Kitchen 11' 10" x 10' 9" (3.60m x 3.27m)**

The dining kitchen has a window to the rear elevation and is fitted with an excellent range of contemporary base and wall units complemented with square edge work surfaces and metro tiled splash backs. There is a stainless steel sink and integrated appliances include an eye level double oven, microwave and an induction hob with extractor hood above. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The room is of sufficient size to accommodate a small dining table and has recessed ceiling spotlights and a radiator. From the kitchen there are doors into the dining room and the side passageway.

## **Lounge 16' 11" x 11' 10" (5.15m x 3.60m)**

This superb sized and well proportioned reception room has a window to the front elevation and doors leading into the hallway and the dining room giving an excellent flow to the ground floor accommodation. The focal point of the lounge is the feature fireplace with living flame gas fire inset and sat on a marble effect hearth. The lounge has cornice to the ceiling, both wall and ceiling light points and a radiator.

## **Dining Room 10' 11" x 9' 11" (3.32m x 3.02m)**

This nicely proportioned second reception room has doors from both the kitchen and the lounge, together with sliding patio doors providing access to the conservatory. The dining room has cornice to the ceiling, a ceiling light point and a radiator.

## **Conservatory 9' 9" x 9' 2" (2.97m x 2.79m)**

The upvc full height conservatory has triple aspect windows enjoying views of the garden, and a door leading out to the patio and garden beyond. There is a ceramic tiled floor and a glass roof.

## **Side Passageway**

The covered side passageway has doors to the front and rear elevations and a wall light point. From here doors lead into the dining kitchen and the garage.

## **First Floor Landing**

The dogleg staircase rises from the reception hallway to the first floor landing where there is a window at the half landing. This spacious landing has doors into all three bedrooms and the shower room. Access to the loft space and the airing cupboard are located on the landing. There is a ceiling light point.

## **Bedroom One 22' 0" x 14' 4" (6.70m x 4.37m) (at widest points)**

An exceptionally large double bedroom having two windows to the rear elevation. The bedroom has a comprehensive suite of fitted wardrobes, two ceiling light points, wall light points and two radiators. This room was formerly two bedrooms and could revert back to provide a four bedroom home, or potentially a large en-suite to this master bedroom subject to the appropriate consents.

## **Bedroom Two 12' 9" x 10' 11" (3.88m x 3.32m)**

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

## **Bedroom Three 10' 10" x 6' 11" (3.30m x 2.11m)**

Bedroom three is currently utilised as a home office/study and has a ceiling light point and a radiator.

## **Shower Room 6' 9" x 6' 8" (2.06m x 2.03m)**

The well appointed shower room has an opaque window to the side and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with a combination of ceramic floor and wall tiling together with mermaid board. In addition there is a ceiling light point and a heated towel rail.

## **Outside**

This family home stands on a delightful plot and to the front is a well maintained garden containing a variety of mature shrubs and plants. Adjacent to this is the driveway leading to the garage.

## **Garage 22' 3" x 9' 0" (6.78m x 2.74m)**

This large garage has an up and over door to the front elevation and a personnel door into the side passageway. The garage is equipped with both power and lighting.

## **Store/Office 11' 7" x 8' 0" (3.53m x 2.44m)**

This versatile room is situated to the rear of the garage and can be accessed from the garden. It provides an excellent storage facility and has the potential for a home office/study. The store/office has two high level windows to the front and side elevations and is equipped with both power and lighting.

## **Rear Garden**

The rear garden is fully enclosed and enjoys a high degree of privacy. The garden is laid primarily to lawn and contains a number of mature shrubs, plants and trees. There is a patio area adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining space. The timber garden shed is included within the sale.

## Council Tax

The property is in Band D.

### **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**

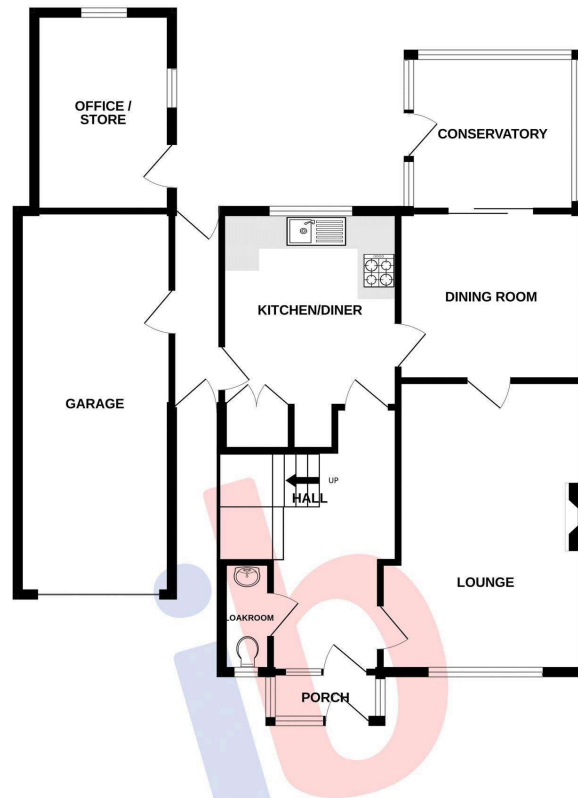
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007130 29 October

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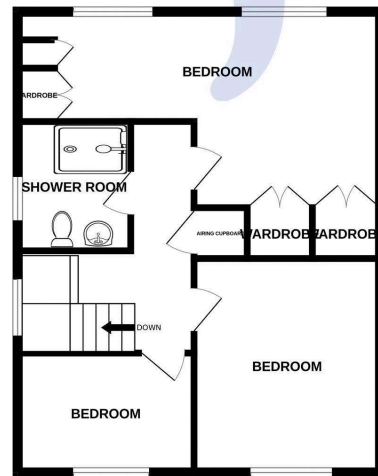




GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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