

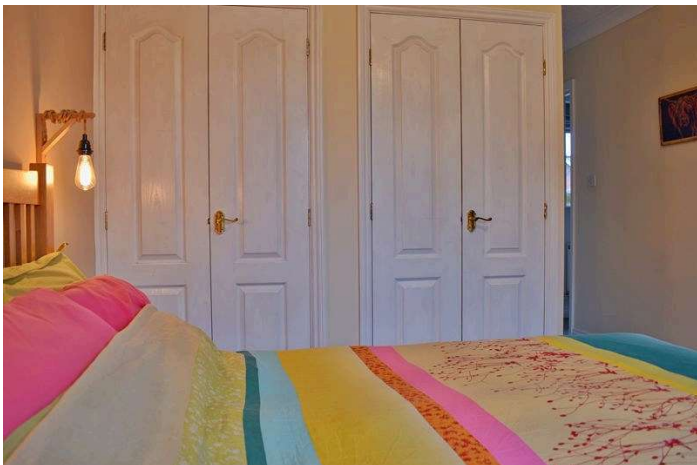
Stirling Drive, Coddington NG24 2TB



GUIDE PRICE £300,000 to £320,000. A deceptively spacious FOUR DOUBLE BEDROOM, three storey detached home situated in this highly sought after location. In addition to the bedrooms, the property has an excellent sized lounge, dining kitchen, cloakroom, bathroom and en-suite. There is off road parking, a single garage and an excellent sized garden to the rear. The property is double glazed and has gas central heating.

Guide Price £300,000 to £320,000







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:

Reception Hallway

The reception hallway has the staircase rising to the first floor and provides access to the cloakroom, the dining kitchen and lounge. The hallway has a ceramic tiled floor with underfloor heating, cornice to the ceiling, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and wash hand basin and has the same ceramic tiled floor flowing through from the hallway, a ceiling light point, extractor fan and radiator.

Lounge 16' 11" x 10' 3" (5.15m x 3.12m)

This excellent sized and well proportioned reception room has a window to the front elevation and sliding patio doors to the rear providing access out to the patio and enjoying views of the garden. The lounge has cornice to the ceiling, a ceiling light point and a radiator.

Dining Kitchen 16' 11" x 9' 8" (5.15m x 2.94m) (at widest points)

This great sized dining kitchen is the heart of the family home and has dual aspect windows to the front and rear elevations and an archway leading into the utility room. The kitchen area itself is fitted with an excellent range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated eye level double oven and a gas hob with extractor hood above. In addition there is space and plumbing for a dishwasher and further space for a larder fridge. The kitchen area has recessed ceiling spotlights and pelmet lighting. The dining kitchen is of sufficient size to comfortably accommodate a dining table and within the dining area is a ceiling light point and a radiator. The entire room has cornice to the ceiling and high gloss wood laminate flooring.

Utility Room 5' 10" x 5' 9" (1.78m x 1.75m)

The utility room has a half glazed door leading out into the garden and is fitted with a base unit with roll top work surface and tiled splash back. There is a stainless steel sink and space and plumbing for both a washing machine and tumble dryer. The

room has the same flooring as that of the kitchen, cornice to the ceiling, a ceiling light point 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 rear elevation. Located on the first floor are bedrooms one and two, the family bathroom and the airing cupboard. The landing has cornice to the ceiling, a ceiling light point and a radiator. From here the staircase continues to the second floor landing.

Bedroom One 10' 4" x 9' 11" (3.15m x 3.02m) *(plus entrance recess)*

An excellent sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The bedroom has twin fitted double wardrobes. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The en-suite is complemented with ceramic floor and wall tiling together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Bedroom Two 10' 7" x 9' 10" (3.22m x 2.99m)

A further double with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. This bedroom also has a large and useful walk-in storage cupboard with a further window to the front elevation.

Family Bathroom 6' 10" x 6' 1" (2.08m x 1.85m)

The bathroom is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom has part ceramic wall tiling, cornice to the ceiling, recessed ceiling spotlights, an extractor fan and a radiator.

Second Floor Landing

This landing has a Velux skylight window to the rear elevation and a ceiling light point. Doors lead into bedrooms three and four.

Bedroom Three 11' 2" x 10' 0" (3.40m x 3.05m) *(plus dormer window)*

A double bedroom with a large dormer window to the front elevation, a ceiling light point and a radiator. The room is currently utilised as a home office/study.

Bedroom Four 11' 2" x 10' 0" (3.40m x 3.05m) *(plus dormer window)*

Bedroom four is also a double with a Dormer skylight window to the front elevation, a ceiling light point and a radiator.

Outside

This family home stands at the head of a quiet cul-de-sac and located to the front is a small block paved garden, adjacent to which is the driveway providing off road parking for two vehicles. The driveway in turn leads to the single garage. Gated access leads around to the rear garden.

Garage 16' 6" x 8' 5" (5.03m x 2.56m)

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

Rear Garden

The excellent sized and fully enclosed rear garden is a particular feature of this property. The garden is fully lit with a lighting system that is controlled from an app and there are flood and dimmable spotlights around the whole garden. The garden has been very tastefully landscaped and comprises a shaped lawn edged with raised beds containing a variety of mature shrubs, plants and trees. There are two distinctive patio areas, one with pergola above, both of these provide ideal seating and entertaining spaces. The garden enjoys a high degree of privacy. The timber garden shed is equipped with power and 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

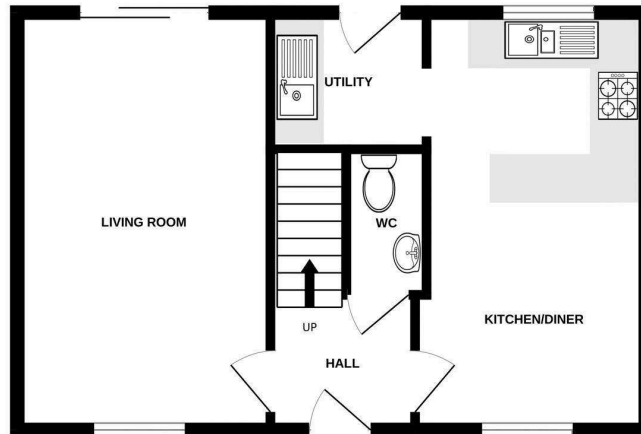
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

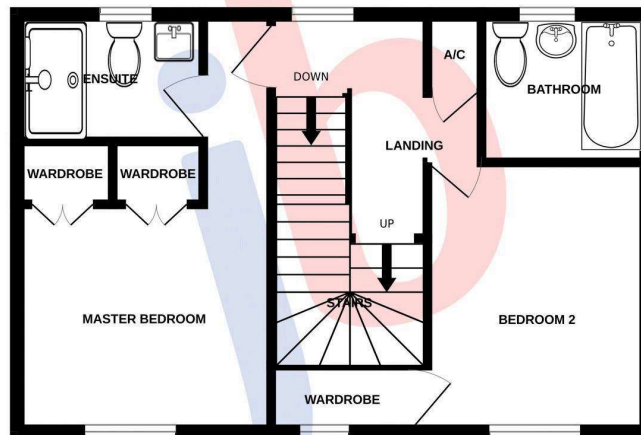
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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 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. 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. 00007175 11 December 2024

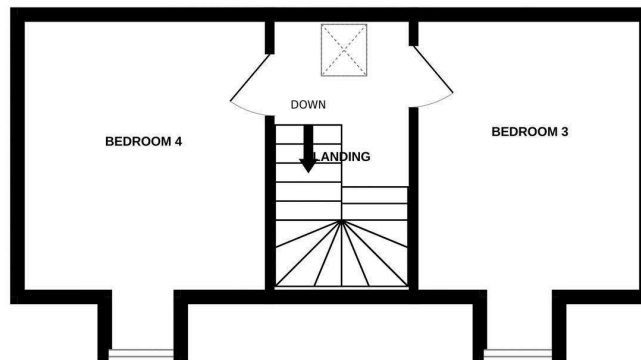
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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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