

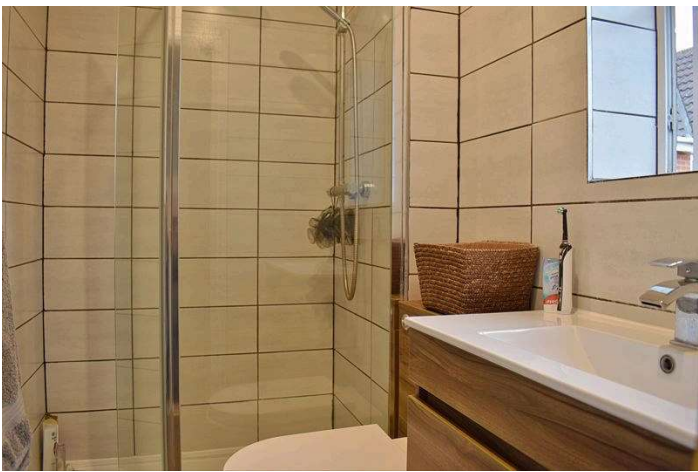
Stirling Drive, Coddington NG24 2TB



GUIDE PRICE £325,000 to £350,000. A substantial and extended four bedroom link detached home located over three floors and situated in this highly sought after area. In addition to the **FOUR DOUBLE BEDROOMS**, the property has an excellent sized lounge, a **FABULOUS OPEN PLAN DINING KITCHEN**, ground floor cloakroom, bathroom and en-suite. There is ample off road parking, a double garage/current gym and a **SOUTH FACING** enclosed garden to the rear with **HOT TUB** included. The property is double glazed and has gas central heating.

Guide Price £325,000 to £350,000







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 doors providing access to the cloakroom, lounge and dining kitchen. The hallway has slate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and pedestal wash hand basin, and has the same slate flooring as that of the hallway, an extractor fan, a ceiling light point and a radiator.

Lounge 17' 1" x 10' 4" (5.20m x 3.15m)

This excellent sized and well proportioned reception room has a window to the front elevation and French doors leading out into the garden. The lounge has cornice to the ceiling, two ceiling light points and a radiator.

Dining Kitchen 30' 11" x 13' 1" (9.42m x 3.98m) (at widest points)

This fabulous room is the heart of the home and has windows to the front and side elevations, and French doors providing access to the garden. The dining area has been formed from the extension and is a very impressive room having a double height vaulted ceiling with exposed roof trusses, three ceiling light points and a radiator. The kitchen area has a window to the front elevation and is fitted with an excellent array of contemporary base and wall units complemented with square edge work surfaces and metro tiled splash backs. There is a sink and integrated appliances include an eye level double oven, five burner gas hob with extractor hood above, fridge/freezer and washing machine. The kitchen has recessed ceiling spotlights, kickboard lighting and a radiator. The entire room has a ceramic tiled floor. Located beneath the staircase is a large and useful storage cupboard.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the rear elevation and doors into bedrooms one, four and the family bathroom. The landing has cornice to the ceiling, a ceiling light point and a radiator. The airing cupboard is located here. The staircase continues to the second floor landing.

Bedroom One 17' 2" x 10' 4" (5.23m x 3.15m) *(at widest points including entrance)*

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

En-suite Shower Room 7' 3" x 4' 5" (2.21m x 1.35m)

This well appointed en-suite has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is enhanced with ceramic floor and wall tiling, together with recessed ceiling spotlights and a heated towel rail.

Bedroom Four 10' 6" x 9' 9" (3.20m x 2.97m)

A double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. Also within this bedroom is a large and useful storage cupboard which is sited across the staircase, this cupboard has a window to the front elevation.

Family Bathroom 6' 8" x 6' 2" (2.03m x 1.88m)

The family bathroom has an opaque window to the rear and is fitted with a bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with a ceramic tiled floor and part metro tiling to the walls, together with recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a heated towel rail.

Second Floor Landing

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

Bedroom Two 11' 3" x 10' 5" (3.43m x 3.17m) *(excluding dormer window)*

A delightful double bedroom with a dormer window to the front elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom Three 11' 3" x 9' 11" (3.43m x 3.02m)

Also a great sized double bedroom with a dormer window to the front elevation, a ceiling light point and a radiator.

Outside

To the front of the property is a double width driveway which provides off road parking for four vehicles and in turn leads to the double garage. There are two small hard landscaped garden areas, between which the footpath leads to the front door. There is gated access at the side leading around to the rear garden.

Double Garage 18' 1" x 17' 5" (5.51m x 5.30m) *(overall dimensions)*

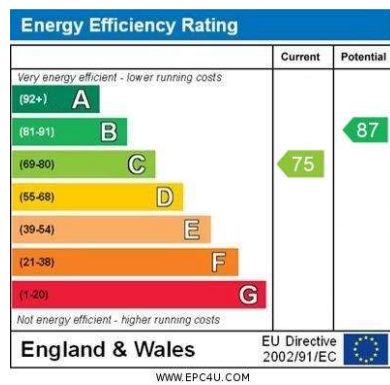
The garage has twin up and over doors to the front elevation and is currently informally divided into a single garage on one side and a gymnasium on the other. The gymnasium side has recessed ceiling spotlights. The entire garage is equipped with power and lighting.

Rear Garden

The south facing rear garden is fully enclosed and laid primarily to an 'L' shaped lawn. There is a contemporary patio area adjacent to the rear of the house and this provides a wonderful outdoor seating and entertaining space. The hot tub located at the rear of the garden is also included within the sale.

Council Tax

The property is currently 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.

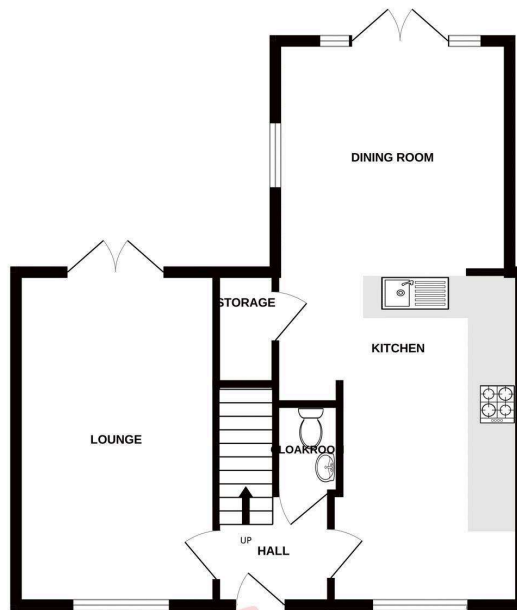
Local Authority Newark & Sherwood District Council, Notts, 01636 650000

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

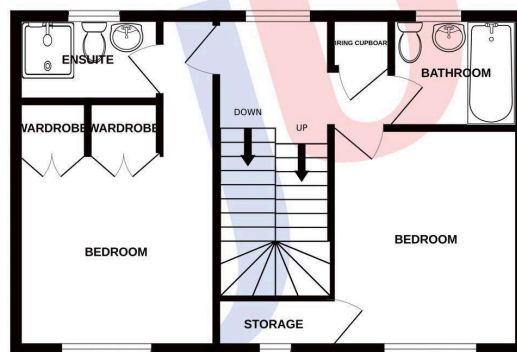
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00005197 12 February 2025

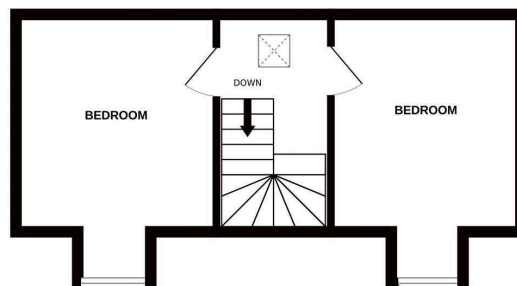
GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



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



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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