

Three Wood, Coddington NG24 2RR



An immaculately presented detached property situated in an idyllic location. In addition to the two double bedrooms, there is a spacious lounge open plan to the dining room, a dining kitchen, garden room, cloakroom, en-suite, family bathroom and dressing room/ironing room. There is a detached double garage and a delightful garden to the rear with wonderful views over open countryside. NO CHAIN.

Offers Over £335,000







Situation and Amenities

The sought after village of Coddington is located approximately three miles to the east of Newark town centre and provides amenities including a church, public houses and a well respected sought after primary school. There is also a community centre offering a choice of meeting room or main hall that are hired out for functions including Parties and a variety of social classes including Badminton, Youth Groups and Exercise Groups to name a few.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has a window to the side elevation and the dogleg staircase rising to the first floor. The hallway provides access to the lounge and the dining kitchen, and has moulded cornice to the ceiling, recessed ceiling spotlights and a radiator. There is also a large and useful storage cupboard.

Lounge 21' 0" x 13' 10" (6.40m x 4.21m)

This extraordinarily large reception room has a window to the front elevation and French doors to the rear leading out into the garden. The focal point of the lounge is the brick fireplace with living flame gas fire inset. The room has cornice to the ceiling, wall light points and two radiators. The lounge is open plan via a large archway through to the dining room.

Dining Room 10' 8" x 8' 1" (3.25m x 2.46m)

The dining room has a window to the rear elevation, moulded cornice, both wall and ceiling light points and a radiator.

Dining Kitchen 14' 1" x 10' 9" (4.29m x 3.27m)

This excellent sized dining kitchen has a window to the front elevation and a door leading into the utility room. The kitchen is fitted with an excellent range of quality wooden base and wall units, including display cabinets, complemented with granite work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include a slimline dishwasher, an oven with ceramic hob and extractor hood above, and a full height fridge. The kitchen has recessed ceiling spotlights, a central pendant light over the dining area, a ceramic tiled floor and a radiator.

Utility Room 10' 8" x 6' 5" (3.25m x 1.95m)

The utility room is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a sink, space and plumbing for a washing machine and further space for a larder freezer. The utility room has the same ceramic tiled floor flowing through from the kitchen, recessed ceiling spotlights and a radiator. The central heating boiler is located here. A door leads through to the garden room.

Garden Room 11' 11" x 11' 10" (3.63m x 3.60m)

This delightful additional reception room has a pitched roof with exposed roof trusses and recessed ceiling spotlights. Triple aspect windows enjoy views of the courtyard garden. There is a ceramic tiled floor and a radiator. A door leads into the cloakroom and a further door leads out into the garden.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and wash hand basin. There is a ceramic tiled floor, a recessed ceiling spotlight and an extractor fan.

First Floor Landing

The dogleg staircase rises from the reception hallway to the first floor galleried landing which has doors into both bedrooms, the dressing/ironing room and the family bathroom. The landing has moulded cornice, a ceiling light point and recessed ceiling spotlights.

Bedroom One 21' 0" x 13' 9" (6.40m x 4.19m)

This very large double bedroom has dual aspect dormer windows to the front and rear elevations, the window to the rear enjoys open countryside views. The bedroom has a comprehensive range of fitted bedroom furniture including wardrobes and chests of drawers. There are both wall and ceiling light points and two radiators. A door leads into the en-suite shower room.

En-suite Shower Room 8' 0" x 7' 6" (2.44m x 2.28m)

The well appointed en-suite has an opaque window to the rear and is fitted with a walk-in shower cubicle with mains shower and curved shower screen, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with a ceramic tiled floor and walls. The room also has recessed ceiling spotlights and a heated towel rail.

Bedroom Two 13' 3" x 7' 10" (4.04m x 2.39m) (including wardrobe)

This delightful double bedroom has a dormer window to the front elevation, a large fitted wardrobe with sliding doors, a ceiling light point and a radiator.

Dressing Room/Ironing Room 10' 9" x 6' 5" (3.27m x 1.95m)

The dressing/ironing room has a dormer window to the rear elevation enjoying open countryside views. The room is fitted with two double wardrobes and also has recessed ceiling spotlights and a radiator.

Family Bathroom 11' 0" x 5' 9" (3.35m x 1.75m)

The bathroom has a dormer window to the front elevation and is fitted with a coloured suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has ceramic tiling to the walls, recessed ceiling spotlights and a heated towel rail.

Outside

This property stands in a wonderful courtyard setting and to the front is a well maintained lawned garden edged with mature shrubs and plants. A footpath leads to the front door. Located to the side is a double width block paved driveway which provides off road parking for at least two vehicles and in turn leads to the double garage. Gated access leads around to the rear.

Double Garage 19' 8" x 18' 4" (5.99m x 5.58m)

The garage has twin up and over doors to the front elevation, a window to the rear and a personnel door into the garden. The garage is equipped with power and lighting.

Rear Garden

The walled rear garden is well maintained and comprises a shaped lawn edged with borders containing a variety of mature shrubs, plants and trees. There is a courtyard patio which is ideal for outdoor seating and entertaining. From the garden extensive views across open countryside can be enjoyed.

Council Tax

The property is in Band F.

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

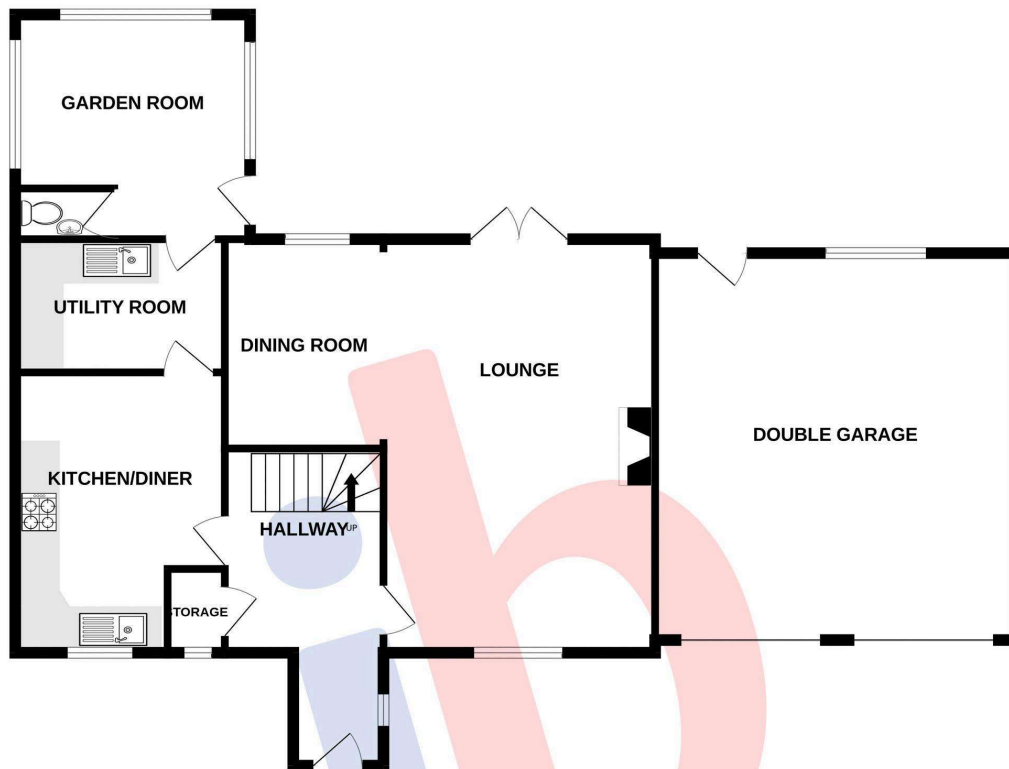
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

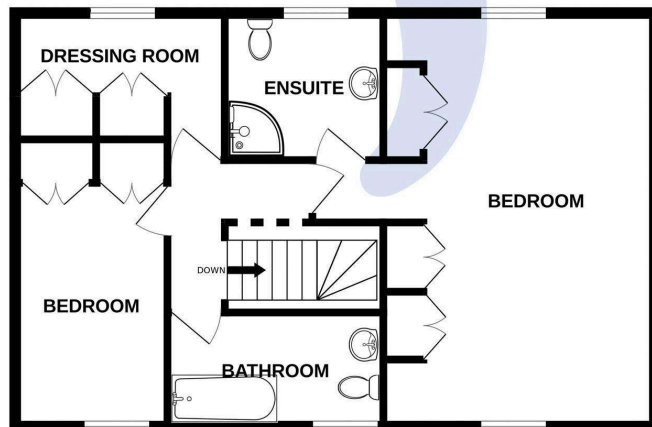
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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

GROUND FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1889 sq.ft. (175.5 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.
Made with Metropix ©2025