



9 Bristol Close
Coddington, NG24 2TD
Offers Over £230,000

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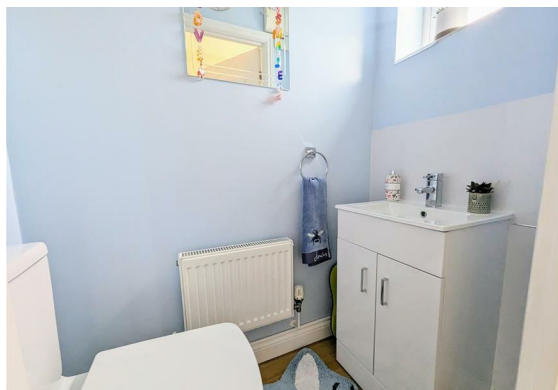
Coddington, NG24 2TD

*****WARM & WELCOMING***** This modern three bedroom semi-detached house, built in 2003, is a true gem waiting to be discovered. With three storeys of well-presented living space, this property offers the perfect blend of comfort and style.

As you step inside, you are greeted with a sense of warmth, the ground floor accommodation includes a lounge diner, modern kitchen, and a downstairs WC. The first floor landing gives access to bedrooms two & three with fitted wardrobes to bedroom two and the family bathroom. The master bedroom is on the second floor and benefits from a recently refitted ensuite and fitted wardrobes.

Outside the beautiful gardens provide tranquillity with beautiful flower borders, a seated area and lawn. There is a long driveway that leads to the garage which has power & lighting and electric door. The property benefits from gas central heating and UPVC double glazing.

This property is located within a highly sought after in the village of Coddington. Coddington benefits from a good primary school, local pubs, and a regular bus service to Newark where you will find many amenities. Coddington is a favourite for commuters due to the easy access for the A1, A17, A52 & A46. Location: Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Grantham, Sleaford, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





Entrance Hall

Lounge Diner
16'2 x 12'8 (4.93m x 3.86m)

Kitchen
9'7 x 6'3 (2.92m x 1.91m)

WC
5'1 x 2'9 (1.55m x 0.84m)

Landing

Bedroom Two
9'11 x 9'7 (3.02m x 2.92m)

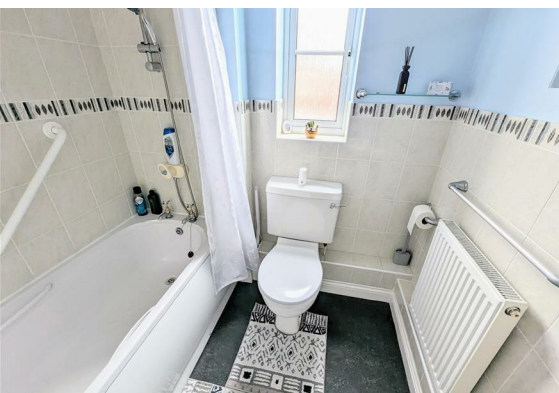
Bedroom Three
9'9 x 7'1 (2.97m x 2.16m)

Bathroom
6'4 x 6'3 (1.93m x 1.91m)

First Floor

Bedroom One
13'2 x 12'8 (4.01m x 3.86m)

Ensuite
7'1 x 6'0 (2.16m x 1.83m)



Floor Plan



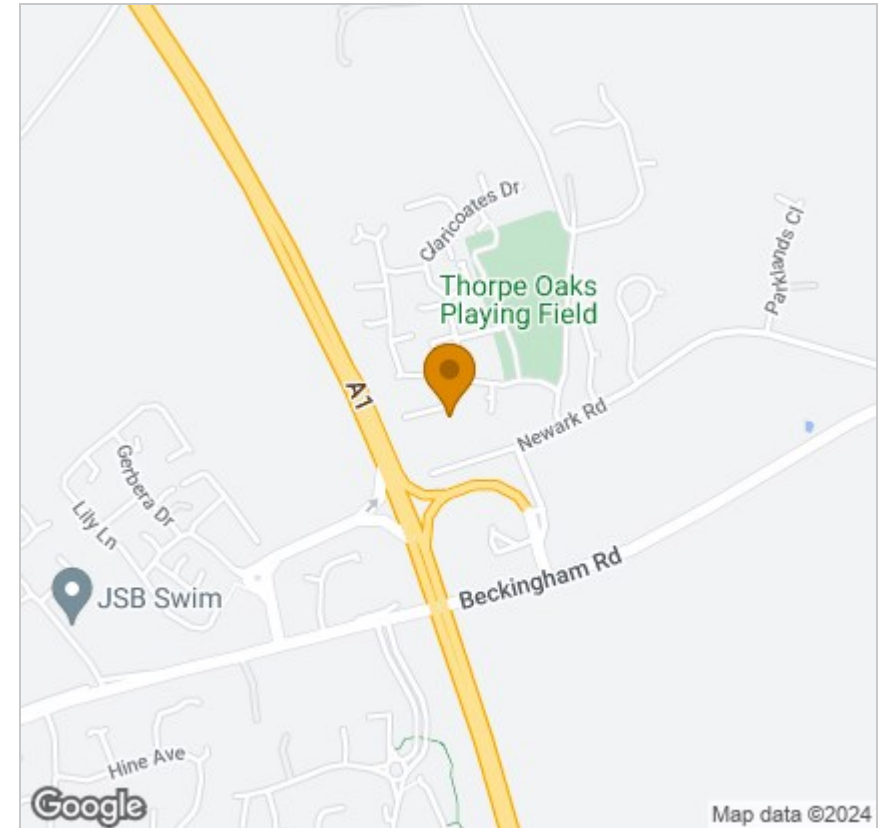
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

