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3 Yew Tree Way
Coddington, NG24 2RZ

£420,000



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****Offered with NO UPWARD CHAIN**** A well maintained four bedroomed family home set on Yew Tree Way, a quiet residential Cul-De-Sac in Coddington. The property offers versatile accommodation with three reception rooms, breakfast kitchen, utility and cloakroom to the ground floor. Four bedrooms, master with en-suite and family bathroom. Gardens, garage and off street parking.

Entrance Hall

Entrance door opens in to the lovely hallway with stairs rising to the first floor. Laminate flooring. Radiator. Doors off to:-

Cloakroom

5'8" x 2'6" (1.73m x 0.76m)
Fitted with a white suite comprising low suite WC, wash hand basin set within a vanity basin. Radiator.

Lounge

17'00" x 11'8" (5.18m x 3.56m)
A beautiful reception room with the addition of a wood burning stove set within an externally built chimney breast. Having a window to the front elevation. Laminate flooring. French doors open to the dining room. Radiator.

Dining Room

10'10" x 10'8" (3.30m x 3.25m)
Window to the rear elevation. Laminate flooring. Radiator.

Office/Study

11'7" x 8'03" (3.53m x 2.51m)
Converted in 20?? to create an additional versatile reception room. Currently used as a study with window over looking the front elevation. Radiator.

Breakfast Kitchen

16'00" x 10'05" (4.88m x 3.18m)
Fitted with a range of wall and base units surmounted by a working surface and inset with sink and drainer. Integrated electric oven. Integrated electric hob with extractor fan above. Wine Cooler. Space and plumbing for a dish washer. Patio door opens to the delightful south facing garden. Window to the rear elevation.

Utility

8'6" x 5'8" (2.59m x 1.73m)
Having base units surmounted by a working surface and inset with a stainless steel sink and drainer. Wall mounted boiler serving the gas fired central heating system. Space and plumbing for a washing machine. Door gives access to the side elevation. Window to the rear elevation.

First Floor Landing

A spacious landing with door off to the bedrooms and family bathroom. Access to the loft with pull down ladder.





Bedroom One
13'4" x 11'7" (4.06m x 3.53m)
Window to the front elevation. Radiator. Door to the ensuite.

Ensuite
6'4" x 4'00" (1.93m x 1.22m)
Fitted with suite comprising shower cubicle, low suite Wc and wash hand basin. Radiator. Window to the front elevation.

Bedroom Two
12'6" x 9'3" (3.81m x 2.82m)
Window to the rear elevation. Radiator.

Bedroom Three
12'4" x 8'10" (3.76m x 2.69m)
Window to the rear elevation. Radiator.

Bedroom Four
13'00" x 8'11" (3.96m x 2.72m)
Window to the front elevation. Radiator.

Family Bathroom
8'8" x 7'00" (2.64m x 2.13m)
Having a white suite comprising panelled bath, wash hand basin and low suite WC set within vanity units. Separate shower cubicle. Window to the rear elevation. Radiator. Laminate flooring.

Garden Plot
A well planned and planted south facing garden with central lawned area. Side gate gives access to the front elevation. A patio area laid with block paving sits nicely in front of the patio doors leading from the breakfast kitchen.

Special Notice
The current vendor would like to make any possible purchaser aware that there are some furniture items that will be available to be left at the property.

Local Authority
Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

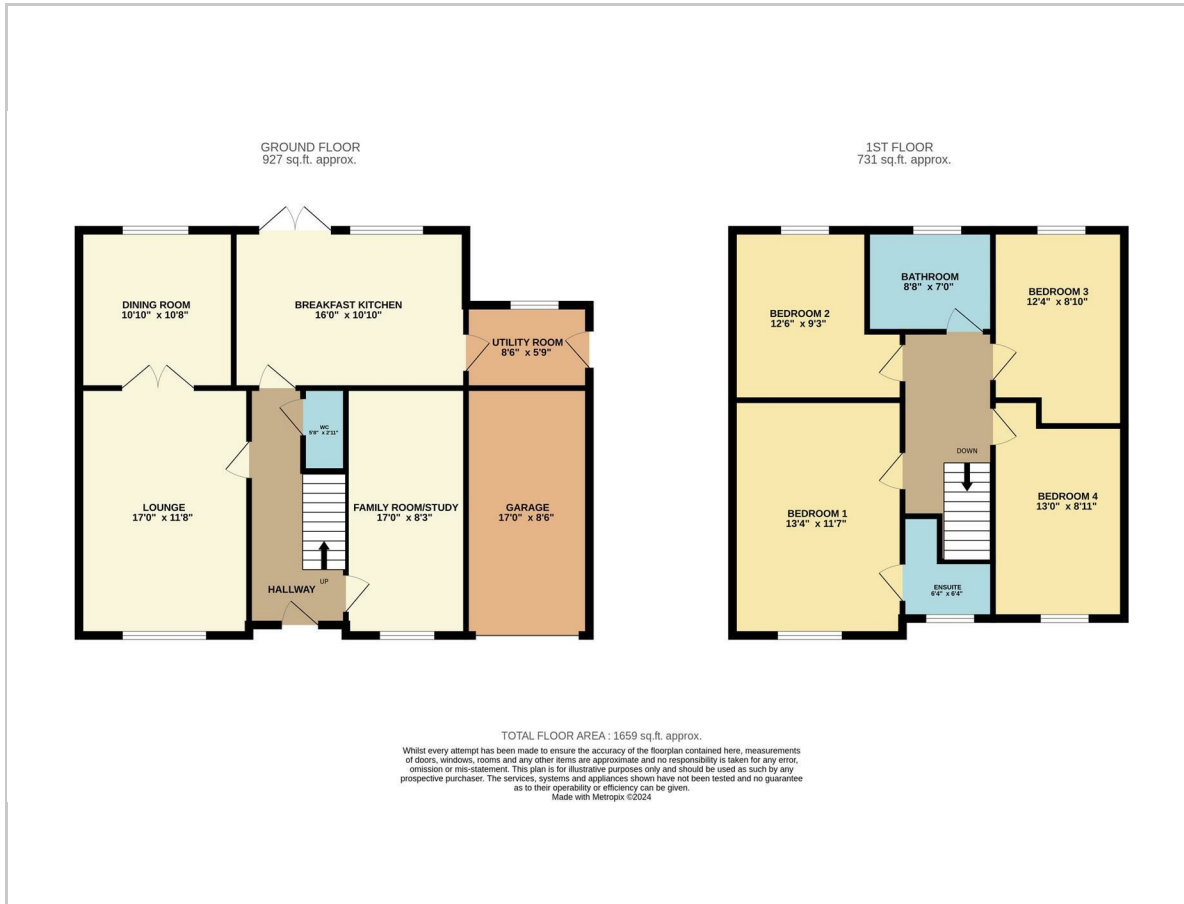
Services
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure
Freehold with vacant possession.

Viewing Information
By appointment with the office, call 01636 700888.



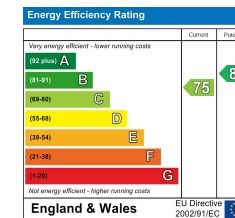
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alasdair Morrison Newark Office on 01636 700888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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