



Claricoates Drive, Coddington, Newark

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 OLIVER REILLY



Claricoates Drive, Coddington, Newark

- CONTEMPORARY LINK-DETACHED HOME
- DELIGHTFULLY DESIRABLE LOCATION
- GF W.C & MODERN DINING KITCHEN
- SINGLE GARAGE & DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- THREE BEDROOMS
- LARGE LOUNGE & CONSERVATORY
- FIRST FLOOR BATHROOM & EN-SUITE
- WONDERFULLY PRIVATE ENCLOSED GARDEN
- EXCELLENT PRESENTATION! Tenure: Freehold EPC 'C'

Guide Price £235,000 - £245,000



Guide Price: £235,000 - £245,000. CAPTIVATED BY CONTEMPORARY CLARICOATES..!
 You're in for a treat here! We are delighted to present a wonderfully presented eye-catching link-detached modern home. Pleasantly positioned within a lovely residential location. Easily accessing the A1, A46 and Newark Town Centre. This extremely well-presented home has everything you could want... AND MORE! The property promotes a spacious and free-flowing internal layout. Comprising: Entrance hall, ground floor W.C, large lounge, stylish dining kitchen and a large conservatory. The first floor landing hosts a three-piece modern bathroom and THREE BEDROOMS. The master bedroom boasts fitted wardrobes and an en-suite shower room. Externally, you can't fault the privacy retained within the beautifully landscaped and low-maintenance enclosed garden. The front aspects greets you with a driveway. Providing access into an attached garage. Hosting power and lighting. Further benefits of this attractive modern-day home include uPVC double glazing throughout and gas central heating. It will be LOVE AT FIRST SIGHT... The moment you step inside. Don't just take our word for it. Get your viewing arranged... TODAY!

ENTRANCE HALL: 8'6 x 3'5 (2.59m x 1.04m)

Accessed via a secure uPVC front entrance door. Providing parquet-style vinyl flooring, carpeted stairs rising to the first floor with two handrails, a ceiling light fitting, a double panel radiator, alarm control panel, central heating thermostat, PIR alarm sensor High-level electrical RCD consumer unit. Access into the lounge and ground floor W.C.

GROUND FLOOR W.C: 4'9 x 2'10 (1.45m x 0.86m)

With complementary parquet-style vinyl flooring. A low-level W.C, and pedestal wash hand basin with chrome taps and partial wall tiled splash-backs. A double panel radiator, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the front elevation.

GENEROUS LOUNGE: 14'8 x 12'1 (4.47m x 3.68m)

A GENEROUS reception room. Providing carpeted flooring, ceiling light fitting, a double panel radiator, TV point and a delightful feature fireplace. Housing an electric fire with raised hearth and decorative stone-effect surround. uPVC double glazed window to the front elevation. Access into the dining kitchen. Max measurements provided.

CONTEMPORARY DINING KITCHEN: 14'10 x 9'4 (4.52m x 2.84m)

A SPACIOUS OPEN-PLAN SPACE. The modern fitted kitchen has vinyl flooring, hosting a vast range of complementary white high-gloss wall and base units, with laminate roll-top work surfaces over and black brick-effect tiled splash backs. Inset stainless steel sink with mixer tap and drainer. Provision for a freestanding electric oven with four ring gas hob. Provision for an under counter fridge and plumbing/provision for an under counter washing machine. Recessed ceiling spotlights. uPVC double glazed window to the rear elevation. The dining area has carpeted flooring, continuation of the recessed ceiling spotlights, a double panel radiator, provision for a freestanding fridge freezer. Under stairs storage cupboard. uPVC double glazed sliding doors open through to the conservatory.

CONSERVATORY: 14'9 x 8'5 (4.50m x 2.57m)

Of part brick and uPVC construction with a pitched poly-carbonate roof. Generously proportioned. Providing carpeted flooring, a double panel radiator, wall light fitting and uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the garden.

FIRST FLOOR LANDING: 6'6 x 5'8 (1.98m x 1.73m)

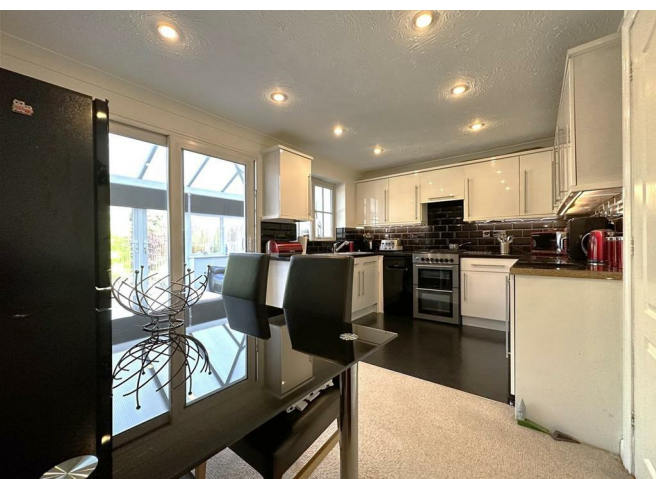
With carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point (with loft ladder), fitted airing cupboard houses the hot water cylinder. uPVC double glazed window to the side elevation. Access into the family bathroom and all three bedrooms.

MASTER BEDROOM: 9'9 x 9'2 (2.97m x 2.79m)

A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV point and double fitted wardrobe. uPVC double glazed window to the front elevation. Access into the en-suite shower room.

EN-SUITE SHOWER ROOM: 6'6 x 4'10 (1.98m x 1.47m)

With parquet-style vinyl flooring. A fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. A low-level W.C and pedestal wash hand basin with chrome taps and medium height wall tiled splash backs. A double panel radiator, shaver point, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the front elevation. Max measurements provided.





EPC: Energy Performance Rating: 'C' (69)

Local Information & Amenities:

Coddington is a highly desirable village, located approximately 2 miles from Newark Town Centre and is conveniently positioned for ease of access onto the A1 and A46 trunk roads. There is a popular Primary School and Nursery within the village, along with a community centre, church, village hall and two pubs (The Plough and The Inn on the Green). Newark-on-Trent offers a wide variety of amenities and transport links. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station which takes approximately 80 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

BEDROOM TWO:

9'4 x 8'7 (2.84m x 2.62m)

A well-appointed bedroom. Providing carpeted flooring, a double panel radiator and ceiling light fitting. A uPVC double glazed window to the rear elevation, overlooks the lovely landscaped garden.

BEDROOM THREE:

9'5 x 6'3 (2.87m x 1.91m)

With carpeted flooring, a double panel radiator, TV/ telephone point, ceiling light fitting and a uPVC double glazed window to the rear elevation.

FAMILY BATHROOM:

6'7 x 5'5 (2.01m x 1.65m)

With parquet-style vinyl flooring. Providing a panelled bath with chrome taps and electric shower facility with wall mounted glass shower screen and floor to ceiling tiled splash backs. Low-level W.C and a pedestal wash hand basin with chrome taps. Medium height tiled splash backs, shaver point, double panel radiator, recessed ceiling spotlights, extractor fan and obscure uPVC double glazed window to the side elevation.

ATTACHED SINGLE GARAGE:

18'7 x 8'7 (5.66m x 2.62m)

Of brick built construction with a pitched tiled roof. Accessed via a manual up/ over garage door. Providing power, lighting, overhead storage facilities, access to the 'GLOW-WORM' gas boiler. Hot and cold water tap facilities. A wooden rear personnel door gives access into the garden.

EXTERNALLY:

The front aspect is greeted by a tarmac driveway. Providing off-street parking. Giving access into the single garage. The front garden of general low-maintenance, with gravelled hard-standing and scope for additional parking options, if required. There are a variety of mature hedges and an open front boundary. A paved pathway leads to a pitched-roof storm porch gives access to the front entrance door, with wall mounted external light. The beautifully maintained, highly private and extremely low-maintenance rear garden is a real treat. Hard landscaped with an extensive paved seating area. The garden is majority gravelled with oval paved hard-standing. There are a variety of complementary established shrubs, trees and bushes. Access into the garage, with external wall light. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 1,011 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage.

Tenure: Freehold. Sold with vacant possession.

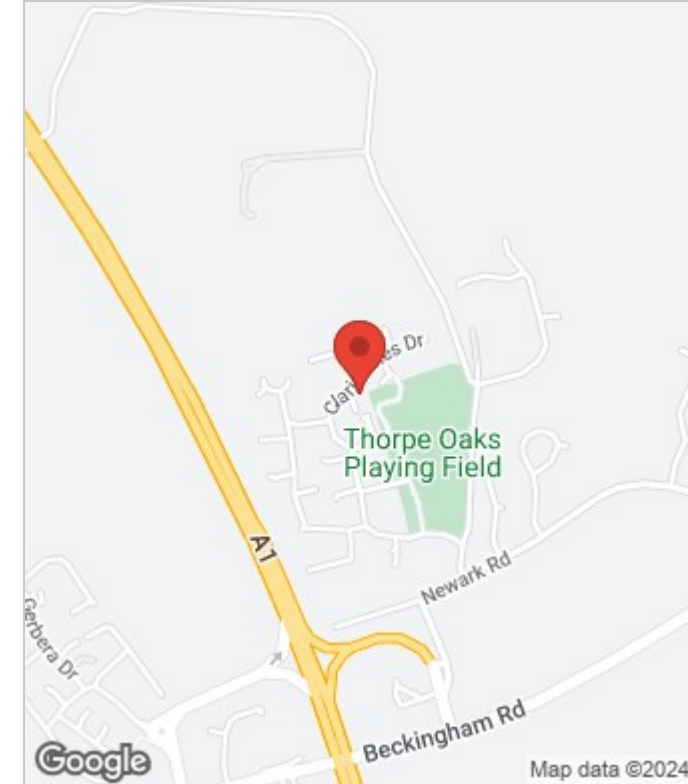
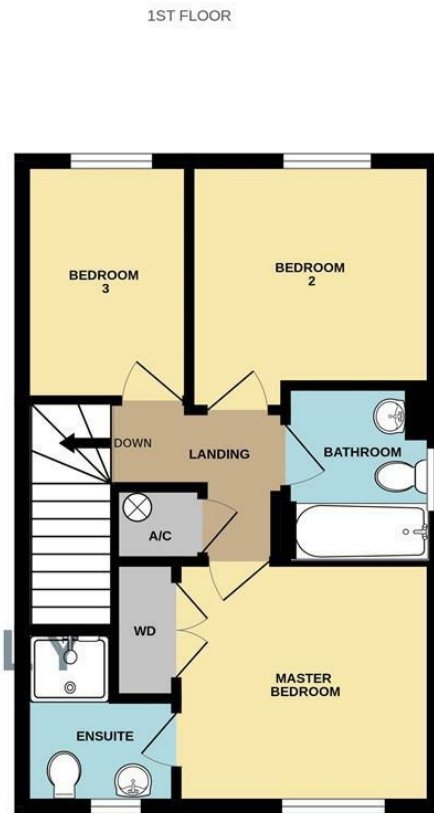
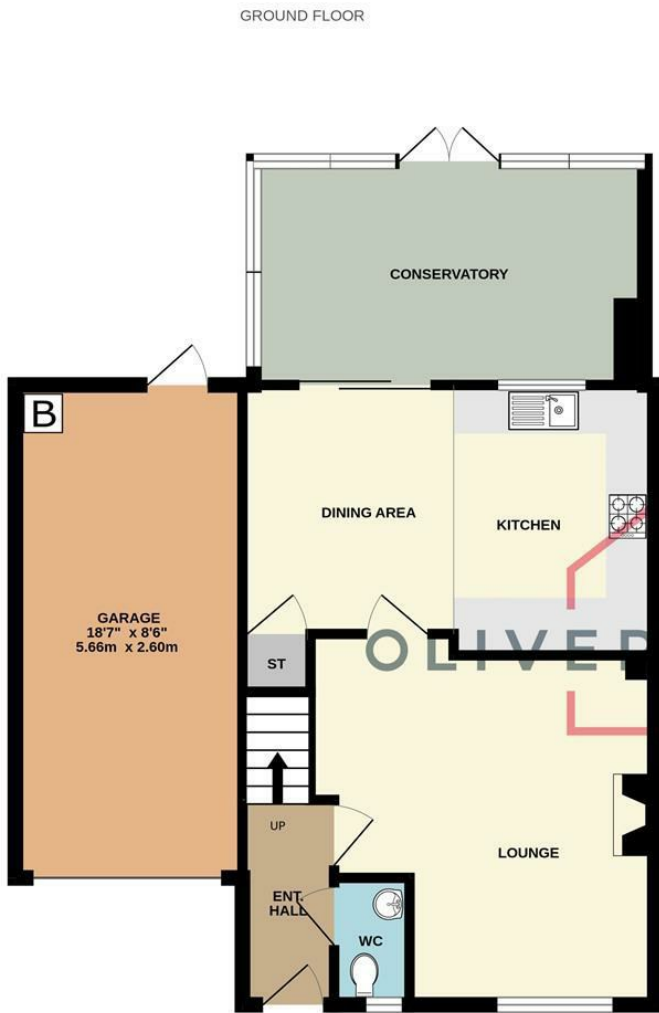
Council Tax: Band 'C'

Local Authority:

Newark & Sherwood District Council.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	