



Old Hall Gardens, Coddington, Newark

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OLIVER REILLY



Old Hall Gardens, Coddington, Newark

- IMMACULATE DETACHED HOME
- QUIET, DESIRABLE & CONVENIENT RESIDENTIAL POSITION
- GF W.C & ATTACHED HOME OFFICE/HOBBIES ROOM
- INTEGRAL SINGLE GARAGE & GATED DRIVEWAY
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- THREE DOUBLE BEDROOMS (FORMERLY FOUR)
- TWO RECEPTION ROOMS & CONSERVATORY
- CONTEMPORARY DINING KITCHEN & SHOWER ROOM
- BEAUTIFULLY LANDSCAPED FRONT & REAR GARDENS
- EXCELLENT CONDITION INSIDE & OUT! Tenure: Freehold. EPC 'D'

A BEAUTIFUL HOME AWAITS...!

We are excited to show you this splendid three bedroom (FORMERLY FOUR) detached home, STANDING PROUD in a hugely sought-after residential location in Coddington. Situated on the outskirts of Newark Town Centre. Boasting ease of access onto the A1, A46 and to a range of excellent local amenities.

This BRIGHT & BEAUTIFUL residence is a huge credit to the existing owner, having been presented to an EXCEPTIONALLY HIGH STANDARD!... Ready and waiting for your immediate appreciation!

The copious internal design, spans over 1,600 square/ft, promising an EXPANSIVE FREE-FLOWING LAYOUT comprising: Entrance porch, an inviting inner reception hall, ground floor W.C, large lounge with feature fireplace and inset gas fire, a separate dining room, a lovely conservatory, overlooking the private garden, a SPACIOUS CONTEMPORARY DINING KITCHEN and a side hallway, leading to the LARGE INTEGRAL GARAGE and ATTACHED HOME OFFICE/ HOBBIES ROOM. Promoting multi-purpose potential.

The first floor landing hosts a LAVISH MODERN SHOWER ROOM and THREE DOUBLE BEDROOMS. The copious master bedroom is enhanced with EXTENSIVE FITTED WARDROBES and a dressing area (formerly bedroom four) with further fitted wardrobes. This could be re-instated into a fourth bedroom, if required.

Externally, the property occupies a MAGNIFICENT LANDSCAPED PLOT. The front aspect is welcomed via a GATED DRIVEWAY with access into the integral garage, equipped with power and lighting. The beautiful tended rear garden is delightful external escape... Enjoying a paved outdoor entertainment area. Promoting privacy and personality from every angle!

Additional benefits of this impressive and IMMACULATE home include uPVC double glazing, gas central heating and complementary oak internal doors throughout.

If you're tick list involves SPACE, STYLE AND LOCATION!... Then LOOK NO FURTHER! This superb all-round family-sized home simply MUST BE VIEWED in order to be fully appreciated!



Asking Price: £325,000



ENTRANCE PORCH:	7'8 x 3'6 (2.34m x 1.07m)
INVITING INNER HALLWAY:	15'1 x 7'8 (4.60m x 2.34m)
GROUND FLOOR W.C:	6'9 x 2'9 (2.06m x 0.84m)
SPACIOUS LOUNGE: Max measurements provided.	17'1 x 11'9 (5.21m x 3.58m)
DINING ROOM:	10'9 x 9'10 (3.28m x 3.00m)
CONSERVATORY:	9'9 x 9'2 (2.97m x 2.79m)
CONTEMPORARY DINING KITCHEN:	11'9 x 10'8 (3.58m x 3.25m)
SIDE HALLWAY:	12'3 x 2'9 (3.73m x 0.84m)
INTEGRAL SINGLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power and lighting, via two ceiling strip-lights. Providing over-head eaves storage space. A right sided obscure wooden personal door gives access to the side hallway.	22'4 x 9'1 (6.81m x 2.77m)
ATTACHED HOME OFFICE/HOBBIES ROOM: Of brick built construction, with a pitched tiled roof. Accessed via an obscure uPVC double glazed side personal door. Currently used as an external storage space. Equipped with power and lighting, via four ceiling light fittings. With quarry tiled flooring, loft hatch access point and an obscure high-level uPVC double glazed window to the side and rear elevation. Showcasing great scope for multi-purpose use.	11'7 x 7'10 (3.53m x 2.39m)
FIRST FLOOR LANDING:	13'3 x 3'8 (4.04m x 1.12m)
MASTER BEDROOM: Max measurements provided to fitted wardrobes.	21'10 x 10'10 (6.65m x 3.30m)
BEDROOM TWO:	12'8 x 10'10 (3.86m x 3.30m)
BEDROOM THREE:	10'9 x 7'0 (3.28m x 2.13m)
STYLISH MODERN SHOWER ROOM:	6'8 x 6'7 (2.03m x 2.01m)



EXTERNALLY:

The property commands a wonderful plot. Positioned in a quiet, popular and hugely convenient residential position, close to amenities and main road links. The front aspect provides dropped kerb vehicular access onto a low-level wrought-iron double gated driveway, giving access into the integral single garage with external wall light. The beautifully maintained front garden is tastefully landscaped, hosting a range of established bushes and shrubs. There is great scope to adapt the front garden for additional off-street parking. Access to the front entrance porch. There are fenced side boundaries and a low-level walled front boundary. A low-level personal gate on the driveway leads to the side hall/passageway, via an outside tap, external wall light and concealed gas/ electricity meters.

The BEAUTIFULLY MAINTAINED and HIGHLY PRIVATE rear garden is predominantly laid to lawn, packed with a range of complementary plants, bushes and shrubs. Emphasizing the private position. There is a lovely paved seating area, directly from the uPVC double glazed door in the conservatory. Access into the home office/ hobbies room. Two external wall lights, outside tap, fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern boiler, installed in the last 3 years 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: 1,630 Square Ft.

Measurements are approximate and for guidance only. This includes the garage and home office/ hobbies room.

Tenure: Freehold.

Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'D' (65)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

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.

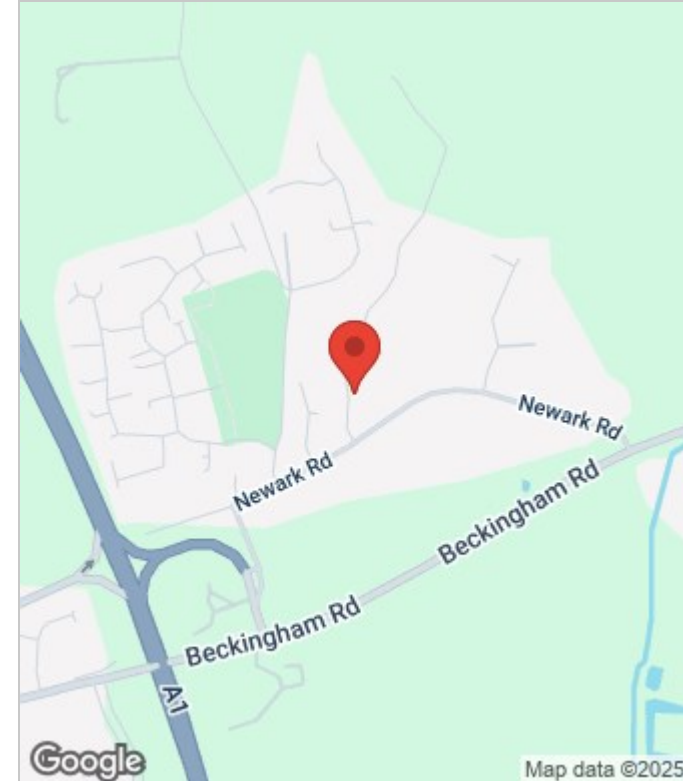




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 