



## 3 Yew Tree Way

Coddington, Newark, NG24 2RZ

**£420,000**

**\*\*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.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

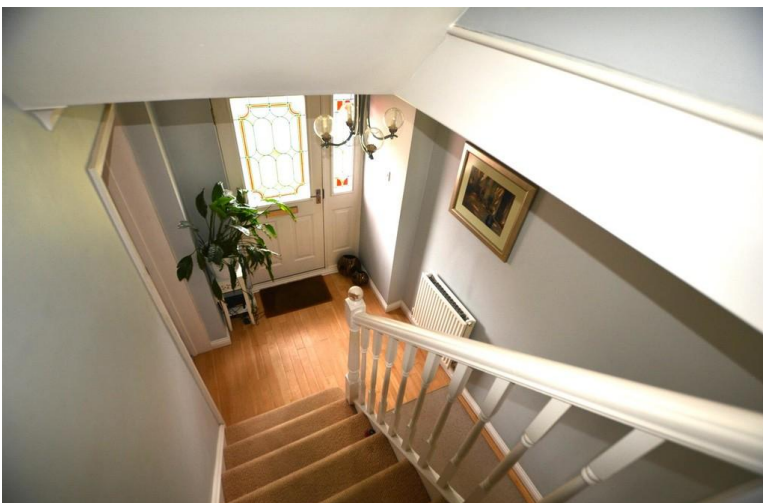
**LOCAL AUTHORITY - Newark and Sherwood District Council.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Alasdair Morrison and Mundys.

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

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





Lounge 5.18m x 3.56m (17'00" x 11'8") 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.

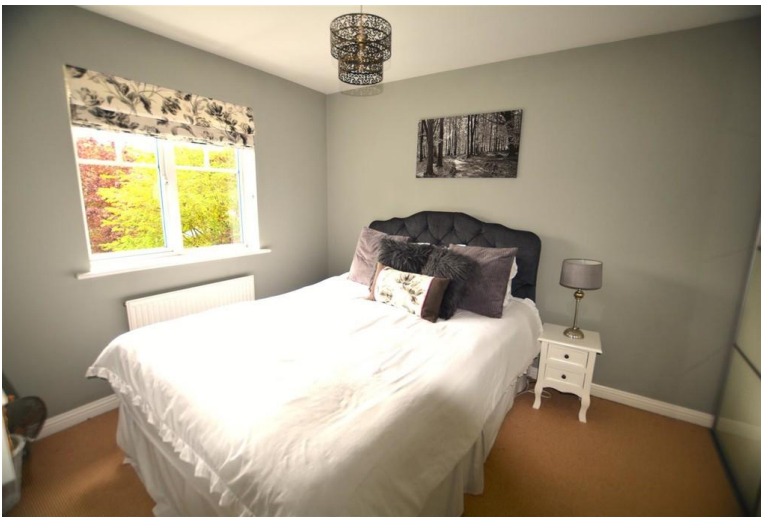
Dining Room 3.30m x 3.25m (10'10" x 10'8") Window to the rear elevation. Laminate flooring. Radiator.

Office/Study 3.53m x 2.51m (11'7" x 8'03") 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 4.88m x 3.18m (16'00" x 10'05") 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 2.59m x 1.73m (8'6" x 5'8") 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 4.06m x 3.53m (13'4" x 11'7") Window to the front elevation. Radiator. Door to the ensuite.

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

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

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

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



Family Bathroom 2.64m x 2.13m (8'8" x 7'00") 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.





**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**GENERAL**

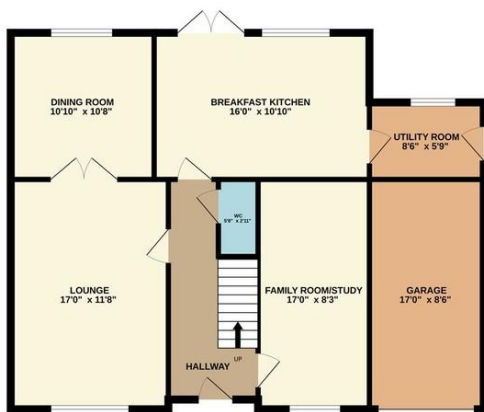
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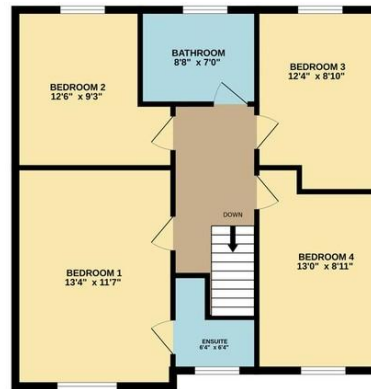
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GROUND FLOOR  
927 sq.ft. approx.



1ST FLOOR  
731 sq.ft. approx.



TOTAL FLOOR AREA: 1659 sq.ft. 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.  
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