



5 Cromwell View, Balderton Lane Coddington, NG24 2QD



Book a Viewing

£225,000

No Onward Chain – Situated in the picturesque village of Coddington, this well appointed Semi-Detached Home enjoys delightful field views to the rear and is just a short walk from Coddington Primary and Nursery Schools. Conveniently located for Newark and benefitting from a regular bus service into town, the accommodation comprises: Entrance Hall, Cloakroom/WC, spacious Lounge, Garden/Playroom, Conservatory, fitted Kitchen, Three Bedrooms, and a modern Shower Room. Outside, the property offers off-road parking with gated access to a private and enclosed rear garden, featuring a lovely lawned area and open field views beyond. This charming home combines village living with excellent local amenities and is offered with no onward chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Coddington is a small and highly desirable village to the eastern edge of Newark, located approximately 2.5 miles from Newark Town Centre and is conveniently positioned for ease of access onto the A1, A17, A52 and A46 trunk roads. There is a popular Primary/Nursery School within the village, along with a community centre which offers a range of events and activities, Coddington Church, village hall and two pubs (The Plough and The Inn on the Green). Londons Kings Cross can be reached within 1 hour and 20 mins from Newark Northgate Train station.



ENTRANCE HALL

10' 9" x 6' 2" (3.28m x 1.88m) Colour leaded double glazed door gives access to entrance hall, stairs off to first floor landing, plate shelf, double glazed window to front aspect and radiator.

LOUNGE

13' 5" x 17' 2" (4.09m x 5.23m) Double glazed window to front and rear elevation, gas fire with feature surround, plate shelf and radiator.

CLOAKROOM/WC

With low level WC, wash hand basin, half tiled surround, double glazed window to side elevation and radiator.



KITCHEN

10' 0" x 10' 4" (3.05m x 3.15m) With a range of wall and floor mounted units, rolltop worksurfaces with inset stainless steel single drainer sink unit, double glazed window to side elevation, gas hob with extractor over, electric oven, fridge freezer space, slash tiling to worksurfaces, radiator and door leading to garden room/playroom.

GARDEN ROOM

7' 10" x 12' 7" (2.39m x 3.84m) With double cupboard, housing plumbing for washing machine, double glazed windows to rear and side elevations, wall lights and radiator. It should be noted that this room has a side and rear wall which is single brick.

CONSERVATORY

13' 11" x 12' 8" (4.24m x 3.86m) Double glazed double doors to rear garden, wall lights and tiled floor.



FIRST FLOOR LANDING

With loft access and double glazed window to front elevation.

BEDROOM 1

13' 1" x 9' 9" (3.99m x 2.97m) Double glazed window to rear elevation and radiator.

BEDROOM 2

10' 3" x 9' 3" (3.12m x 2.82m) Double glazed window to rear elevation and radiator.

BEDROOM 3

9' 9" x 6' 9" (2.97m x 2.06m) Leaded double glazed window to front elevation and radiator.



SHOWER ROOM

5' 5" x 7' 7" (1.65m x 2.31m) With corner shower, wash hand basin, half tiled surround, low level WC, double glazed window to side elevation and radiator.

OUTSIDE

To the front of the property there is off-road parking for 2/3 cars with flower/shrub beds and gated side access to enclosed rear garden. The totally enclosed rear garden is tiered offering a raised patio area with steps leading down to the formal lawned garden which has attractive and well stocked flower/shrub beds and borders with two timber sheds.



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GETTING A MORTGAGE

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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 thoroughly checked.

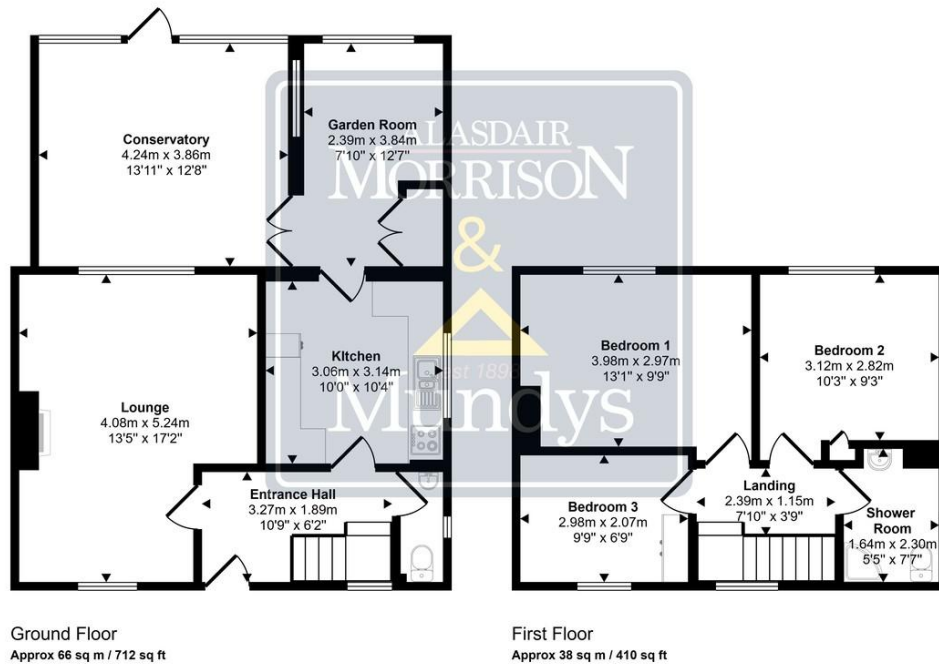
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Approx Gross Internal Area
104 sq m / 1122 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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