# Cludd Avenue, Newark NG24 2GL



**GUIDE PRICE £190,000 to £200,000. Space, style and a sought after setting – this neatly presented three-bedroom modern end townhouse is situated within a hugely popular residential development. The well-proportioned accommodation features three bedrooms, a cloakroom, a spacious lounge, kitchen/diner and a well-appointed first floor bathroom. Outside, gardens wrap around the front, side and rear, complemented by off road parking and a single garage. Complete with double glazing and gas central heating, this appealing home is offered with NO CHAIN.**

## Guide Price £190,000 to £200,000

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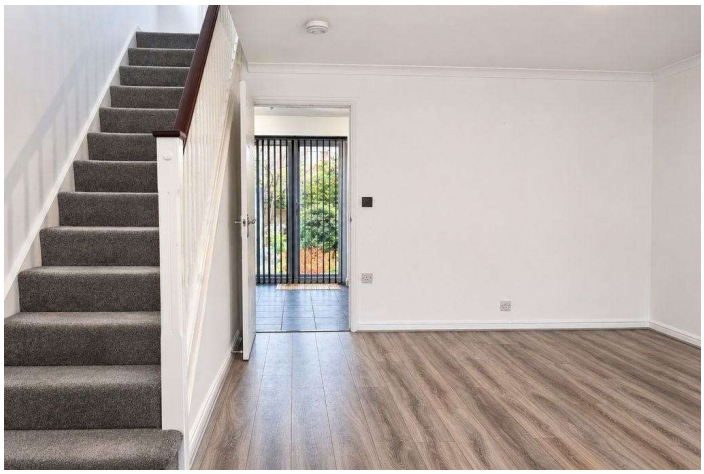


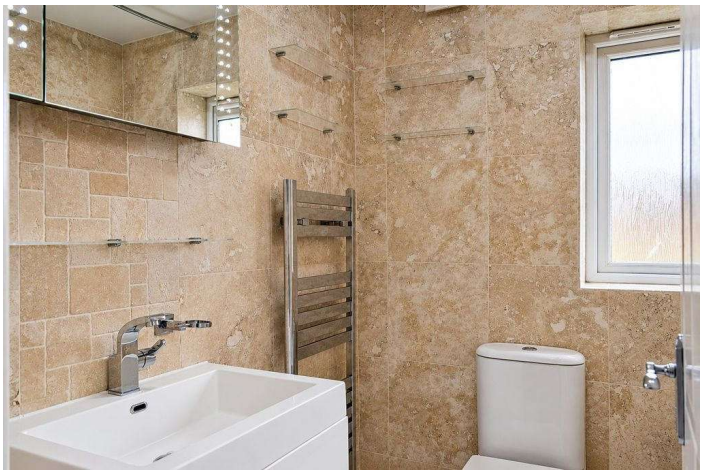


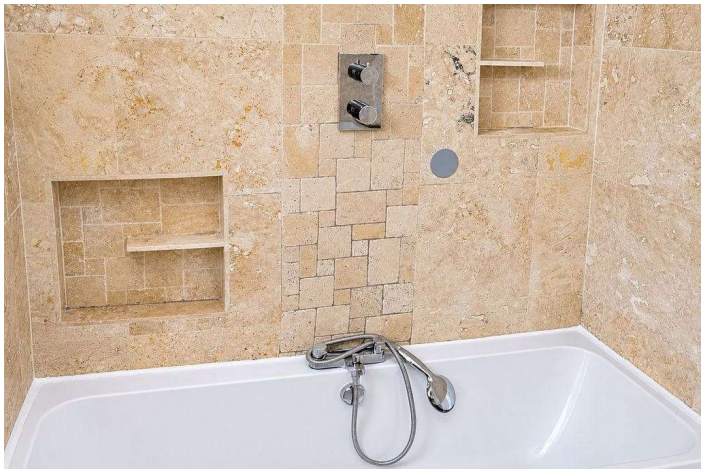















**Situation and Amenities**

Cludd Avenue is situated a short distance from Coddington and on the outskirts of the market town of Newark on Trent. Coddington provides amenities including a church, public houses and a well respected sought after primary school. There is also a community centre offering a choice of meeting room or main hall that are hired out for functions including Parties and a variety of social classes including Badminton, Youth Groups and Exercise Groups to name a few. More comprehensive amenities can be found in Newark, including Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include an M & S food store, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

**Accommodation**

Upon entering the front door, this leads into:

**Entrance Hallway**

The entrance hallway has a window to the side elevation and doors through to the lounge and downstairs cloakroom. The hallway has wood laminate flooring, a ceiling light point and a radiator.

**Ground Floor Cloakroom**

The cloakroom has an opaque window to the front elevation and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room also has a ceiling light point and a radiator.

**Lounge** *15' 8" x 14' 7" (4.77m x 4.44m) (at widest points)*

This excellent sized reception room has a window to the front elevation overlooking the garden and driveway, and a door providing access through to the dining kitchen. From the lounge the staircase rises to the first floor. The lounge has the same wood laminate flooring flowing through from the hallway, cornice to the ceiling, a ceiling light point and two radiators.

**Dining Kitchen** *14' 6" x 8' 3" (4.42m x 2.51m)*

This excellent sized dining kitchen has a window to the rear elevation and glazed French doors leading out into the garden. The kitchen area is fitted with an excellent range of base and wall units, complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for a washing machine, and further spaces for a tumble dryer and a vertical fridge/freezer. The room is of sufficient size to comfortably

accommodate a dining table and has a ceramic tiled floor, two ceiling light points and a radiator. Accessed from the dining kitchen and sited beneath the staircase is a useful storage cupboard.

**First Floor Landing**

The staircase rises from the lounge to the first floor landing which has a window to the side elevation. The landing provides access to all three bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is also obtained from here.

**Bedroom One** *13' 4" x 8' 6" (4.06m x 2.59m)*

A good sized double bedroom with a window to the front elevation overlooking the garden and driveway, a ceiling light point and a radiator.

**Bedroom Two** *10' 8" x 8' 6" (3.25m x 2.59m) (at widest points)*

A further double bedroom, with a window to the rear elevation overlooking the garden. The room also has a ceiling light point and a radiator.

**Bedroom Three** *7' 2" x 5' 9" (2.18m x 1.75m) (plus door recess)*

A single bedroom or home office/study with a window to the front elevation, a ceiling light point and a radiator. The airing cupboard is located within this bedroom.

**Bathroom** *6' 1" x 5' 6" (1.85m x 1.68m)*

The very well appointed bathroom has an opaque window to the rear elevation and is fitted with a contemporary white suite comprising bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has a heated towel rail and is further complemented with both ceramic floor and wall tiling. There is also a ceiling light point and an extractor fan.

**Outside**

This family home stands on an excellent end plot and has gardens to the front, side and rear. To the front is a small lawned garden and a footpath leading to the front door. The driveway provides off road parking and in turn leads to the garage. The footpath continues down the side of the property to where the side garden is situated.

**Single Garage** *17' 2" x 8' 8" (5.23m x 2.64m)*

The single garage has an up and over door to the front elevation, a personnel door to the side, and is equipped with both power and lighting.

**Rear Garden**

The good sized and fully enclosed rear garden contains an impressive array of plants, trees and foliage, and together with a small pond creates quite the nature reserve. The garden shed is included within the sale. At the foot of the garden is a gate for pedestrian access.

**Council Tax**

This property is in Band B.

**VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

**THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

**Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

**Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

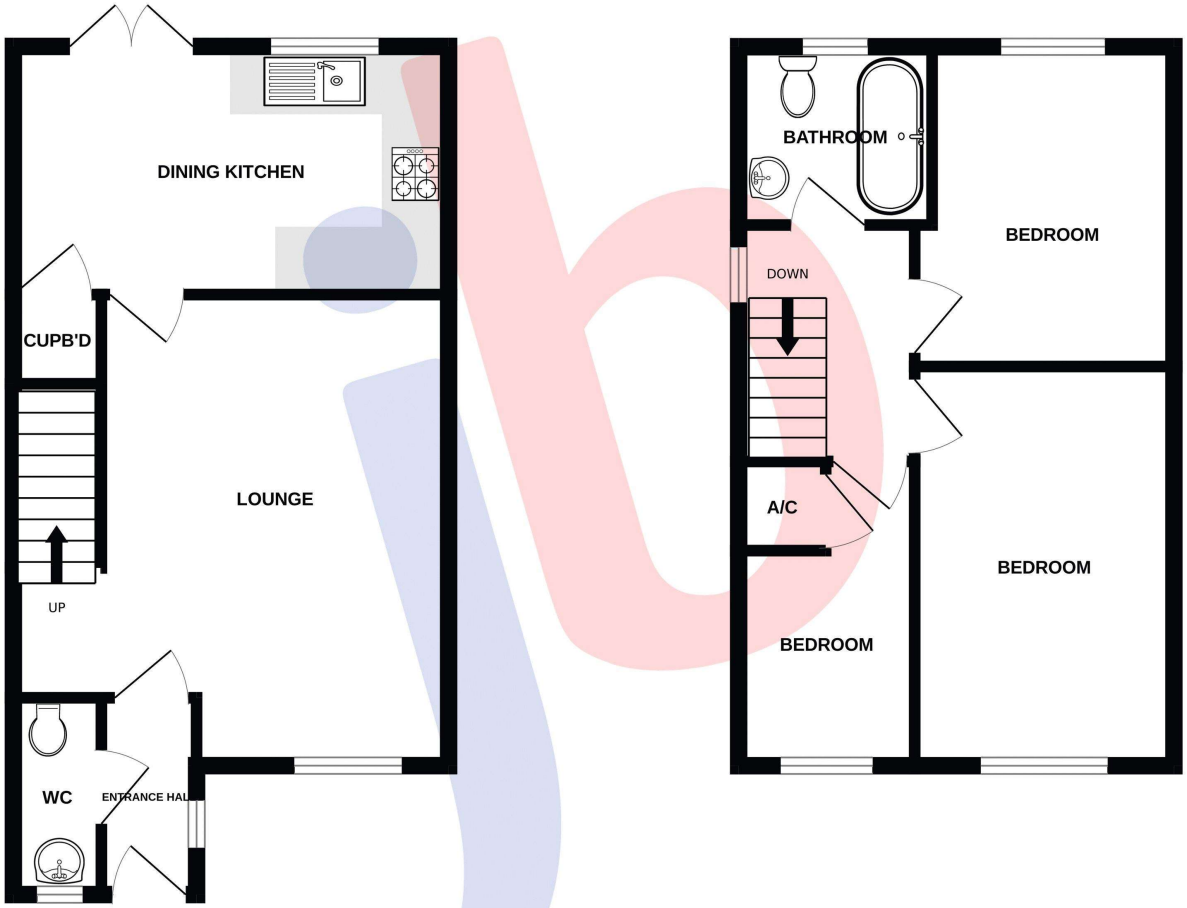
**MONEY LAUNDERING REGULATIONS**: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

**Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers. JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007943 25 November 2026

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.




54 CLUDD AVENUE

TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) 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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