# 9 Claricoates Drive, Coddington, Newark, NG24 2TF

## Offers Over £190,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

This well-positioned three bedroom semi-detached family home is located in the popular village of Coddington and offers an excellent opportunity for a range of buyers. Well maintained throughout, the property benefits from, off-road parking, and a detached single garage. This property represents an excellent opportunity to acquire a home in a sought-after and well-connected village location.

A modern linked semi-detached three-bedroom family home situated within a popular residential development in the highly regarded village of Coddington, conveniently positioned close to a range of local amenities and within easy reach of Newark town centre. The property is also located close to Coddington C of E Primary School, which benefits from a Good Ofsted rating, making it an attractive choice for families.

The accommodation benefits from gas-fired central heating and UPVC double-glazed windows throughout and is presented in good order, offering ready-to-move-into accommodation ideally suited to first-time buyers, young families or those looking to downsize from a larger home.

The accommodation comprises an entrance hall, cloakroom fitted with WC and wash hand basin, comfortable living room and a well-appointed dining kitchen featuring attractive shaker-style units, ample space for a dining table and sliding patio doors opening onto the enclosed rear garden.

To the first floor there are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property enjoys a small front garden and an enclosed rear garden providing a pleasant outdoor space for both relaxation and entertaining. To the rear of the property there is a single garage and allocated parking.

The property represents an excellent opportunity to acquire a well-maintained modern home in a sought-after village location.

Newark-on-Trent is a thriving and historic market town situated on the banks of the River Trent, offering an excellent range of amenities and services to cater for everyday needs. The town centre features an attractive blend of independent retailers, national stores, cafes, restaurants and traditional public houses, together with regular markets and a vibrant community atmosphere.

The town is renowned for its rich heritage, with Newark Castle, the Civil War Centre and a wealth of historic architecture providing a fascinating backdrop to modern-day living. A variety of leisure facilities are available including sports clubs, fitness centres, a cinema, theatre and riverside walks.

Newark benefits from excellent transport links, making it particularly popular with commuters. The A1, A46 and A17 are all easily accessible, whilst Newark Northgate railway station offers direct services to London King's Cross in approximately 75 minutes. Newark Castle station provides additional regional rail connections.

The area is well served by a range of highly regarded schools for all age groups, both within Newark itself and in surrounding villages such as Coddington. The village enjoys a strong sense of community and provides local amenities including a primary school, village hall, public house and recreational facilities, whilst remaining only a short distance from the extensive amenities available within Newark.

The combination of village living, excellent transport connections and access to a wide range of amenities continues to make Coddington and Newark one of the most desirable locations within Nottinghamshire.

This linked semi-detached house was built in 2006 by Persimmon homes, and is constructed with brick, under a tiled roof covering. The accommodation is laid out over two levels and can be described in more detail as follows,

## GROUND FLOOR

### HALLWAY
8'7 x 2'10 (2.62m x 0.86m)
Wood double glazed front door, wood effect laminate flooring, radiator phone point and staircase to first floor.

### W.C
4'9 x 2'10 (1.45m x 0.86m)
UPVC double glazed privacy window to front elevation, wood-effect laminate flooring, radiator, white low suite W.C and wash hand basin.

### LIVING ROOM
14'8 x 11'10 (4.47m x 3.61m)

UPVC double glazed window to front elevation, wood-effect laminate flooring, TV point and radiator.

## DINING KITCHEN
15' x 9'7 (4.57m x 2.92m)

UPVC double glazed window and sliding patio doors to the rear elevation. Walk in cupboard under stairs. Tiled floor, radiator and space for dining table. Wall mounted Viessmann Vitodens gas fired central heating boiler. Range of fitted shaker design kitchen units, comprising base unts with cupboards and drawers, working surfaces above with inset stainless steel sink and drainer, tiling to splashbacks and matching eye level wall mounted cupboards. Plumbing and space for washing machine. Integral appliances include electric oven, gas hob and extractor.

# FIRST FLOOR

## LANDING
UPVC double glazed window to side elevation, loft access hatch and built in airing cupboard with shelving and Ariston hot water cylinder.

## BEDROOM ONE
9'10 x 9'1 (3.00m x 2.77m)

UPVC double glazed window to front elevation, built in double wardrobe and radiator.

## ENSUITE
4'11 x 3'10 (1.50m x 1.17m)

UPVC double glazed window to front elevation and radiator. Fitted with a white suite comprising low suite W.C, wash hand basin and a shower cubicle with tiled walls, sliding screen door, wall mounted new team shower, with rain head and hand held shower. Extractor fan. Part tiled walls.

## BEDROOM TWO
8'6 x 8'5 (2.59m x 2.57m)

UPVC double glazed window to rear elevation and radiator.

## BEDROOM THREE
6'10 x 6'2 (2.08m x 1.88m)

UPVC double glazed window to rear elevation and radiator.

## FAMILY BATHROOM

White suite comprising panelled bath with new team shower over, low suite W.C and wash hand basin. Tiling to splash backs, radiator and laminate flooring.

## OUTSIDE
To the frontage there is a high hedge and pathway leading to front door. There is a paved pathway to the side leading to the rear garden which is a private, laid to lawn and has a paved patio connecting to the of the house. High wooden fences and the garage wall enclose the garden. Access to the garage via personal door.

## GARAGE
18'7 x 8'4 (5.66m x 2.54m)
The garage is at the rear of the garden and is accessed through the archway located next to the neighbouring house.. The garage is constructed of brick under a tiled roof with an up and over door to the front, door to the side giving access to the garden. Power and light connected with electric car charging point.

## TENURE
The property is freehold.

## SERVICES
Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired.

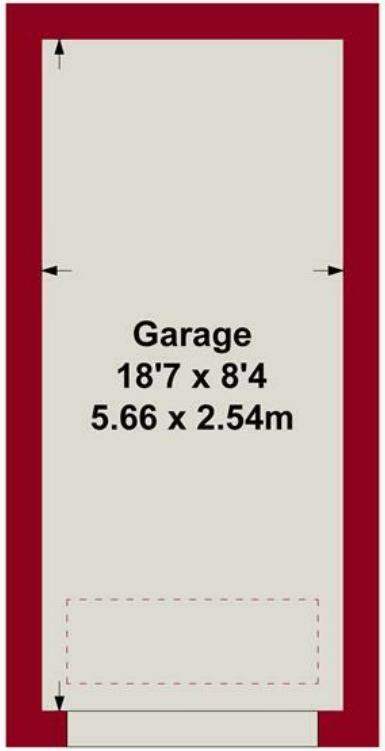
## VIEWING
Strictly by appointment with the selling agents.

## POSSESSION
Vacant possession will be given on completion.

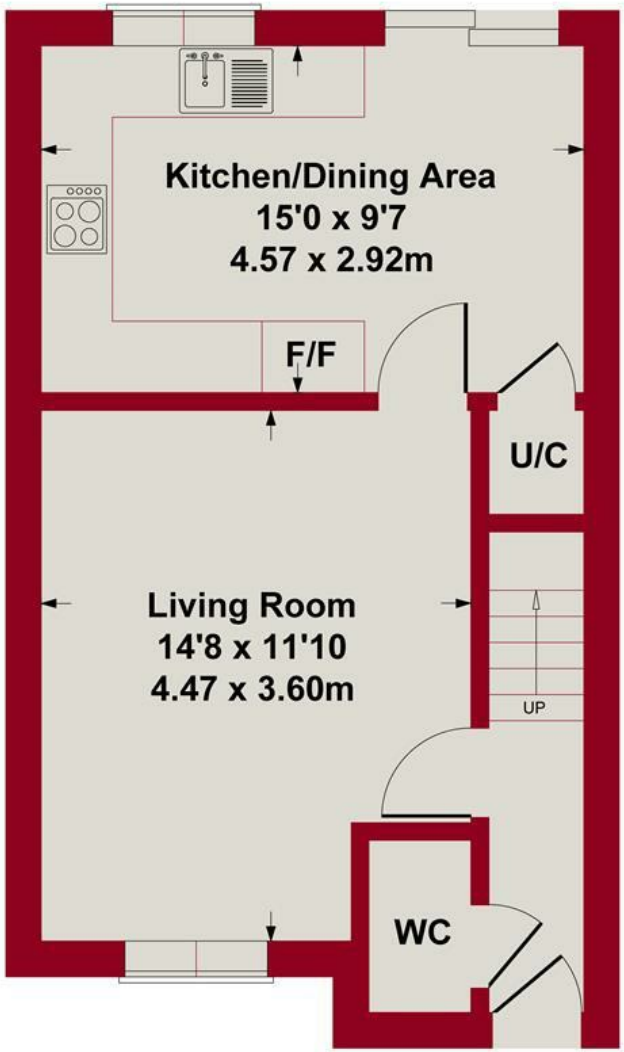
## MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## COUNCIL TAX

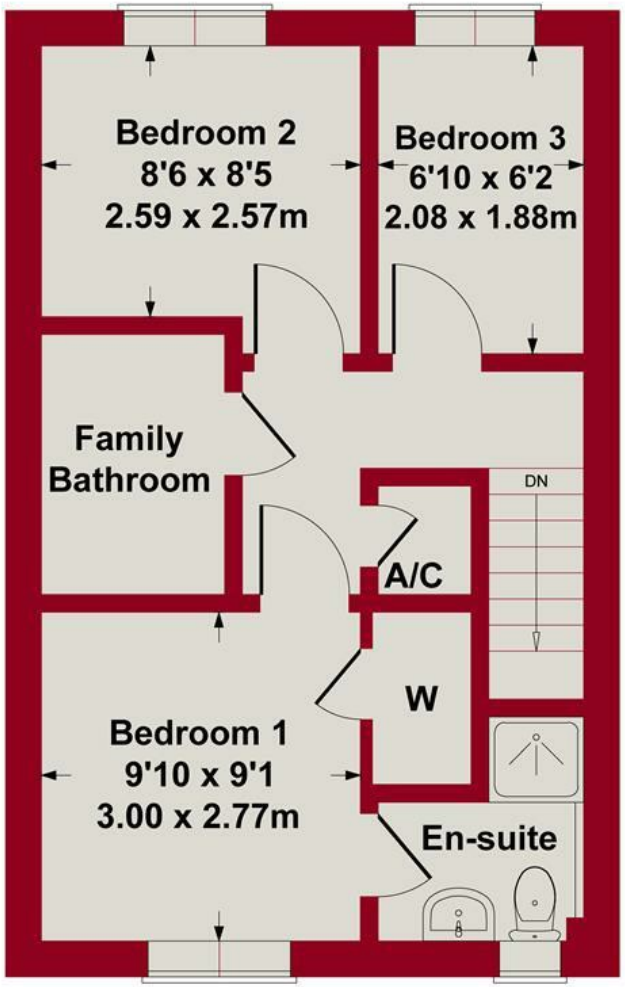
The property comes under Newark and Sherwood District Council Tax Band C.




GARAGE




GROUND FLOOR




FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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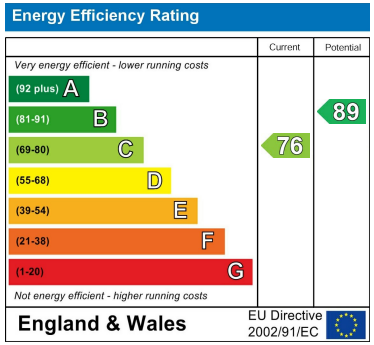


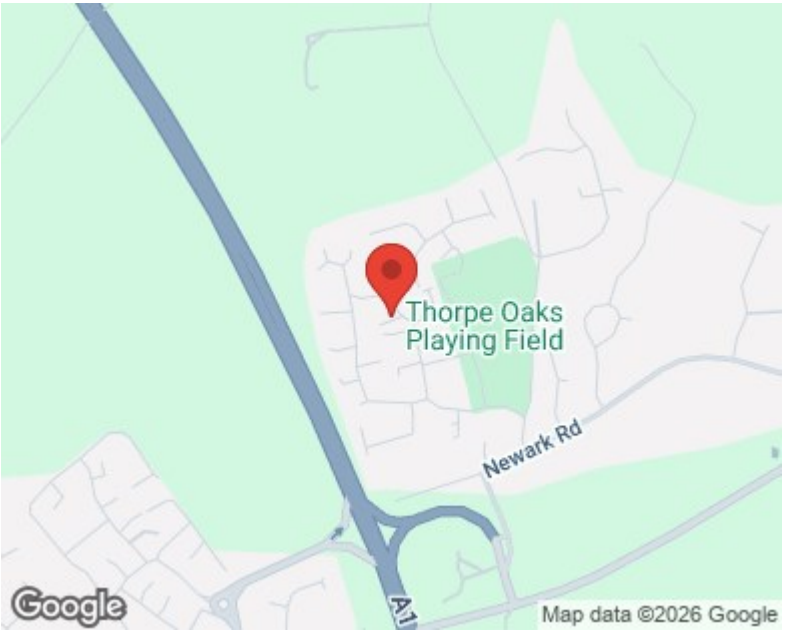


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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers