



Claricoates Drive, Coddington
Guide Price £300,000 to £315,000



Claricoates Drive

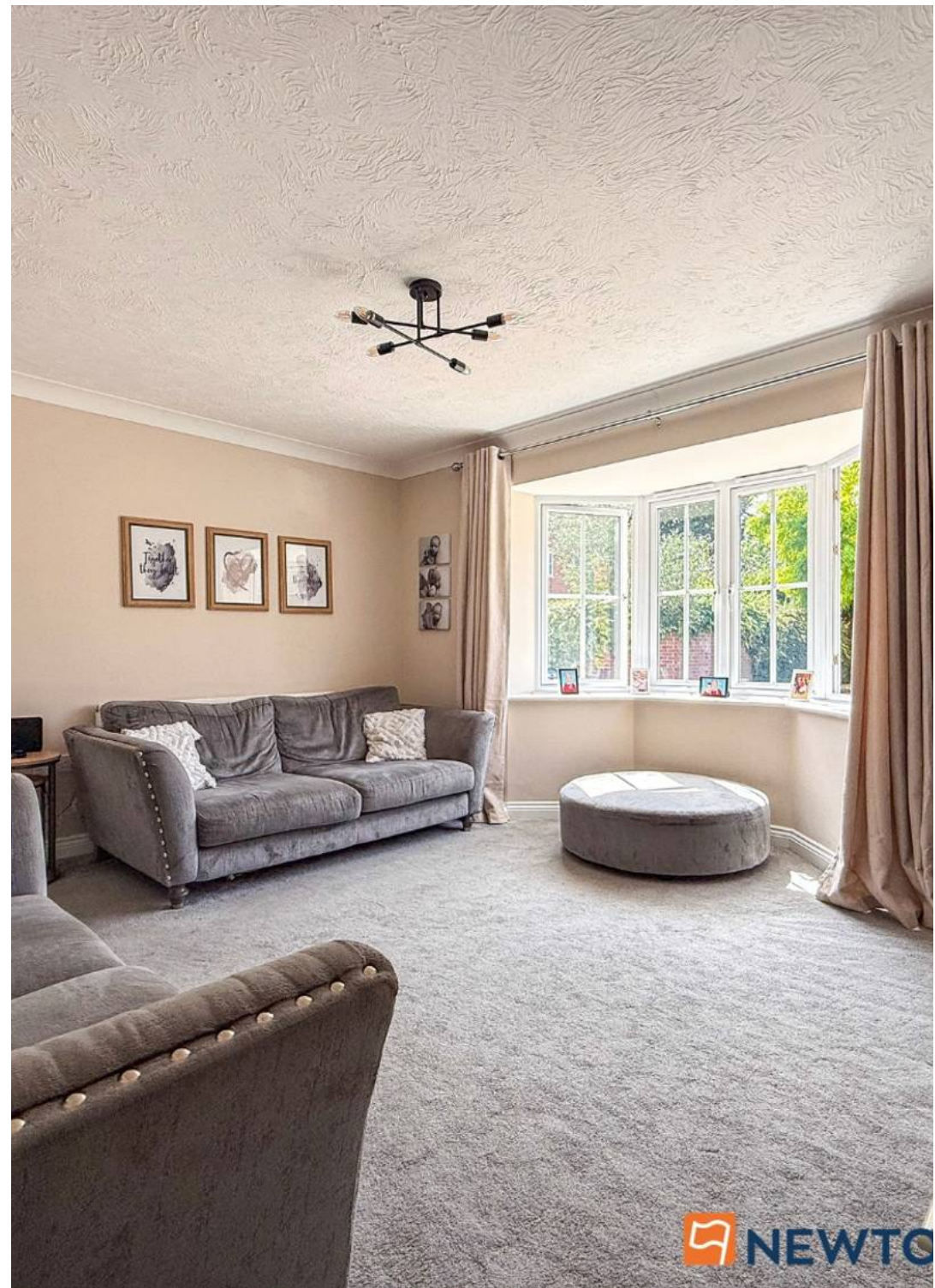
Coddington, Newark

Enjoying a delightful tucked-away position at the end of a quiet cul-de-sac on the popular Lancaster Road estate in Coddington, this impressive detached family home offers generous and flexible accommodation, together with a superb private rear garden. Set away from the A1 yet benefiting from excellent road links, the property is ideally positioned for easy access to Newark town centre and a wide range of local amenities.

The property is welcomed by an inviting entrance hallway leading through to a convenient W/C, a bright bay-fronted lounge and a particularly generous dining kitchen. The kitchen is well equipped with a double electric oven and induction hob, with an opening leading through to a useful utility room. From the dining area, sliding doors provide access into the garden room, which benefits from an insulated roof and French doors opening directly onto the impressive rear garden, creating a wonderful additional living space with a lovely connection to the outside.

To the first floor, there are four bedrooms, making the property particularly well suited to modern family life. The main bedroom benefits from fitted wardrobes and a superb ensuite shower room, while the remaining bedrooms are served by a quality family bathroom suite.

Outside, the property continues to impress with a driveway providing off-street parking for two vehicles, together with access into the partly converted garage. The front section of the garage remains ideal for storage, whilst the rear has been thoughtfully converted to create a fantastic home office, although this versatile space could equally lend itself to a variety of alternative uses depending on individual requirements.





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Coddington, Newark

The rear garden is a particular highlight, offering a generous and private outdoor space with established mature trees beyond providing a wonderful backdrop and an excellent degree of privacy.

Predominantly laid to lawn, the garden also features several seating areas, providing plenty of opportunity for outdoor dining, entertaining or simply enjoying the peaceful surroundings. Further benefits include gas central heating, with the boiler replaced in 2023, and UPVC double glazing.

Overall, this is a superb detached family home offering spacious and flexible accommodation, excellent outside space and a fantastic tucked-away position, whilst remaining conveniently placed for Newark and the wider road network.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hallway

13' 1" x 6' 4" (3.99m x 1.93m)

maximum measurements

Ground Floor WC

6' 4" x 2' 7" (1.93m x 0.79m)

Lounge

14' 0" x 13' 9" (4.27m x 4.19m)

maximum measurements into bay window

Dining Kitchen

21' 1" x 8' 7" (6.43m x 2.62m)

Utility Room

6' 4" x 4' 10" (1.93m x 1.47m)

Garden Room

13' 8" x 10' 3" (4.17m x 3.12m)

maximum measurements

External Home Office

7' 9" x 7' 9" (2.36m x 2.36m)





Bedroom One

13' 8" x 12' 5" (4.17m x 3.79m)

maximum measurements

Ensuite Shower Room

6' 5" x 4' 11" (1.96m x 1.50m)

Bedroom Two

14' 11" x 12' 5" (4.55m x 3.79m)

maximum measurements

Bedroom Three

10' 11" x 10' 4" (3.33m x 3.15m)

maximum measurements

Bedroom Four

10' 6" x 6' 8" (3.20m x 2.03m)

maximum measurements

Family Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)



Agent's Note - Tree Preservation Order

We have been advised that there is a tree in the top right corner of the garden which is under a Tree Preservation Order. Please contact the office for further details.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,371 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





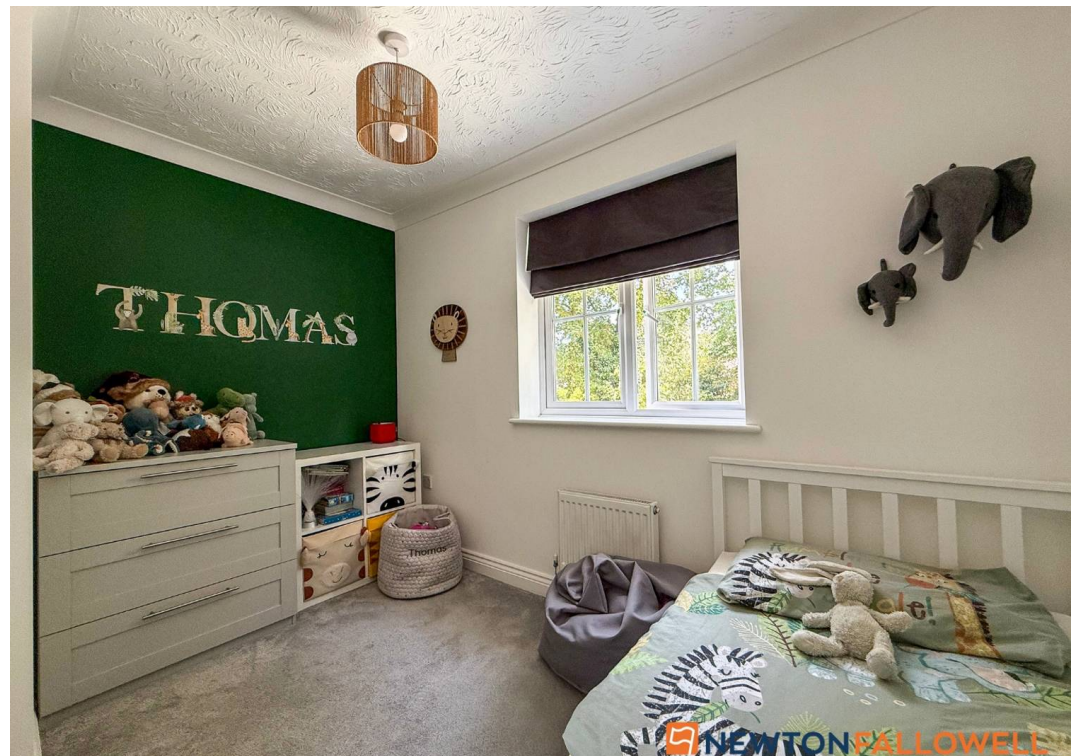
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

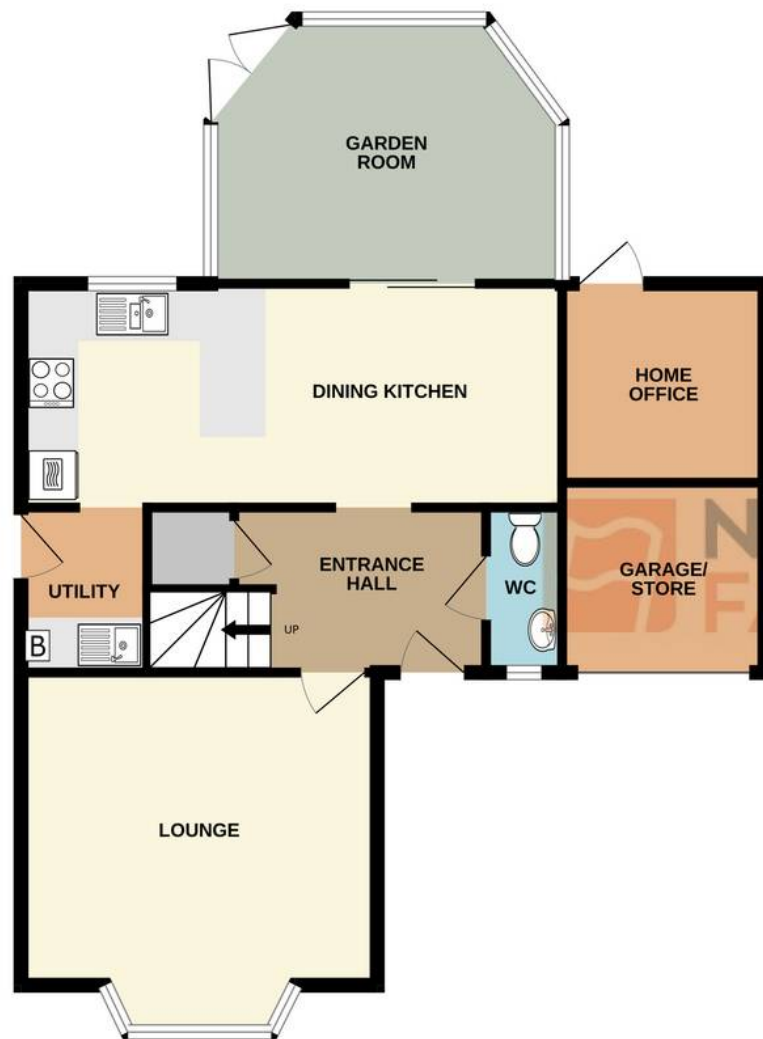
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR



1ST FLOOR





Newton Fallowell

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