



Moat Edge, Balderton Lane, Coddington, Newark

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 OLIVER REILLY







# Moat Edge, Balderton Lane, Coddington, Newark

- MAGNIFICENT DETACHED CHALET HOME
- CAPTIVATING NON-ESTATE SETTING
- GF W.C, SHOWER ROOM & FIRST FLOOR BATHROOM
- TREMENDOUS 0.36 OF AN ACRE WRAP-AROUND PLOT
- INTEGRAL GARAGE & EXTENSIVE PARKING FOR VARIETY OF VEHICLES
- THREE/FOUR DOUBLE BEDROOMS
- TWO/ THREE SUBSTANTIAL RECEPTION ROOMS
- FABULOUS OPEN-PLAN LIVING/DINING/SITTING SPACE
- BEAUTIFULLY LANDSCAPED GARDEN WITH UNSPOILED OPEN OUTLOOK
- IMPECCABLE PRESENTATION & NO CHAIN! Tenure: Freehold. EPC 'D'

BEAUTIFULLY BREATHTAKING! \*\*NO CHAIN!\*\*

Words truly fail to replicate the magnitude of appreciation we have for this handsome, versatile and SYMPATHETICALLY RESTORED non-estate detached residence. Captivated by a MAGNIFICENT 0.36 OF AN ACRE WRAP-AROUND PLOT that backs onto open fields. Promising an ever-lasting VIEW TO CHERISH throughout the changing seasons. This gorgeous individual home is pleasantly situated in a Conservation area, on the outskirts of Newark Town Centre. Boasting ease of access to amenities and main roads, with ease of access onto the A1 and A46. Not only is this impressive home PRESENTED TO AN IMPECCABLE STANDARD. It showcases a HIGHLY ADAPTABLE LAYOUT, that spans in excess of 2,200 square/ft. Perfect for families seeking multi-generational living. The BRIGHT & AIRY accommodation comprises: Inviting reception hall, a ground floor W.C, a separate and equally STYLISH SHOWER ROOM. a DUAL-ASPECT (fourth) bedroom, which could be utilised as a reception room. A HUGE 28FT LIVING/ FAMILY ROOM leading through to a FABULOUS OPEN-PLAN DINING KITCHEN with granite worksurfaces and a central island. This flows through to an OPEN-PLAN LIVING SPACE. Flooded with natural light, via a large roof-lantern and French doors, out to a superb seating terrace. The appealing first floor landing hosts a suitable study area, leading into a contemporary family bathroom and THREE DOUBLE BEDROOMS. All enhanced by fitted wardrobes/ large eaves storage space. Externally, the mesmerising front, side and rear gardens are a thing of beauty! Beautifully landscaped and full of vibrancy all year round. The substantial paved seating terrace links round to a secluded block paved entertainment area, with external store. The front aspect promotes EXTENSIVE OFF-STREET PARKING and access into an integral garage, via an electric roller door. Get ready for SPACE, STYLE AND QUALITY!.. IN ABUNDANCE! Internal viewings are VITAL to gain a full sense of immediate appreciation!



Guide Price £550,000



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| <b>RECEPTION HALL:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                                     | 17'3 x 9'6 (5.26m x 2.90m)   |
| <b>GROUND FLOOR W.C:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 | 5'5 x 3'6 (1.65m x 1.07m)    |
| <b>STYLISH MODERN SHOWER ROOM:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                         | 8'3 x 6'6 (2.51m x 1.98m)    |
| <b>GENEROUS LIVING/FAMILY ROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                                      | 28'1 x 13'9 (8.56m x 4.19m)  |
| <b>STUNNING DINING KITCHEN:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          | 23'4 x 13'9 (7.11m x 4.19m)  |
| <b>WONDERFUL OPEN-PLAN LIVING AREA:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                    | 26'1 x 11'5 (7.95m x 3.48m)  |
| <b>GROUND FLOOR BEDROOM 4/ SITTING ROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                             | 14'10 x 11'9 (4.52m x 3.58m) |
| <b>FIRST FLOOR LANDING/STUDY AREA:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                     | 14'2 x 9'1 (4.32m x 2.77m)   |
| <b>MASTER BEDROOM:</b><br>Hosting extensive fitted wardrobes and two useful eaves storage cupboards. Max measurements provided.                                                                                                                                                                                                                                                                                                                          | 18'4 x 11'9 (5.59m x 3.58m)  |
| <b>BEDROOM TWO:</b><br>With a fitted wardrobes, and useful eaves storage cupboard. Max measurements provided.                                                                                                                                                                                                                                                                                                                                            | 17'8 x 11'9 (5.38m x 3.58m)  |
| <b>BEDROOM THREE:</b><br>With two useful eaves storage cupboards.                                                                                                                                                                                                                                                                                                                                                                                        | 15'1 x 7'7 (4.60m x 2.31m)   |
| <b>CONTEMPORARY BATHROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                                            | 8'5 x 8'4 (2.57m x 2.54m)    |
| <b>INTEGRAL SINGLE GARAGE:</b><br>Accessed via an electric roller garage door. Equipped with power, lighting and water. Hosting fitted base units with work surfaces over and an inset stainless steel sink with drainer. Access to the electrical RCD consumer unit, electricity meter and 'IDEAL' gas fired boiler. Obscure uPVC double glazed window to the right side elevation. A left sided personal door leads into the open-plan dining kitchen. | 17'10 x 9'10 (5.44m x 3.00m) |
| <b>ATTACHED EXTERNAL STORE:</b><br>Equipped with power and lighting.                                                                                                                                                                                                                                                                                                                                                                                     | 6'1 x 3'10 (1.85m x 1.17m)   |





**Council Tax: Band 'E'**

#### Local Information & Amenities: Coddington

Coddington is a highly desirable village, located approximately 2 miles from Newark Town Centre and is conveniently positioned for ease of access onto the A1 and A46 trunk roads. There is a popular Primary School and Nursery within the village, along with a community centre, church, village hall and two pubs (The Plough and The Inn on the Green). Newark-on-Trent offers a wide variety of amenities and transport links. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station which takes approximately 80 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

#### EXTERNALLY:

This eye-catching home enjoys a lovely position, set back from the road, on the edge of Newark Town Centre. Easily accessible to amenities, schools and main roads. The property occupies a wonderful 0.36 of an acre private wrap-around plot. Greeted via a part tarmac and part block paved driveway. Ensuring AMPLE OFF-STREET PARKING for a variety of vehicles, and access into an INTEGRAL SINGLE GARAGE. Accessed via an electric roller door. The large front garden is pleasantly laid to lawn with a low-level picket fenced front boundary. A paved pathway leads to the entrance porch and front door.

There is a secure personal access gate to the left and right side aspect. Leading to the BEAUTIFULLY PRESENTED REAR GARDEN. Extensively laid to lawn. Enjoying a wide variety of established plants, bushes, trees and shrubs. Promising a huge degree of tranquility and personality. A real credit to the existing owner. There is a large paved seating terrace, with outside tap, two external up. down lights and a security light. Accessed via the various uPVC double glazed French doors across the back of the property. This flows round to the right side aspect. Promoting a secluded block paved seating area, with picket fenced enclosed boundaries and access into an ATTACHED EXTERNAL STORE. The rear garden has the addition of a further (smaller) paved patio and access into a large garden shed. The peace, privacy and tranquility of this impressive plot is promoted by the EYE-CATCHING & UNSPOILED OPEN OUTLOOK BEHIND. Enjoying far-reaching views of the open local countryside. There are part fenced and mature hedged side/ rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 2,225 Square Ft.

Measurements are approximate and for guidance only. This includes the integral single garage.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### EPC: Energy Performanc Rating: 'D'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Authority:

Newark & Sherwood District Council.









GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>66</b> | <b>74</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England &amp; Wales

EU Directive  
2002/91/EC