



Bristol Close, Coddington



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Guide Price £220,000 to £230,000



Key Features

- Modern Detached Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge
- Dining Kitchen
- Enclosed Rear Garden
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Enjoying a cul-de-sac location in the sought after village of Coddington, this modern detached home represents a home ready to move straight into, and benefits from easy access to the A1, Newark town centre and a range of local amenities, including a brilliant school catchment.

The property's well-maintained accommodation comprises to the ground floor: entrance hall, WC, spacious lounge and dining kitchen that stretches across the back of the property with sliding doors to the rear garden and appliances to include a four-ring gas hob and electric oven. The first floor has a family bathroom suite, and three bedrooms, with the main bedroom having a quality ensuite shower room and fitted wardrobes.

Outside, this home enjoys a tarmac driveway to the front which provides off street parking which leads up to the attached brick single garage. The garage has an electric door, power and lighting connected with a personnel door to the rear garden. The rear garden boasts two paved entertaining areas with a lawned area in between. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 8'0" x 3'4" (2.4m x 1m)

Ground Floor WC 4'11" x 2'11" (1.5m x 0.9m)

Lounge 14'8" x 11'10" (4.5m x 3.6m)

maximum measurements

Dining Kitchen 14'11" x 9'8" (4.5m x 2.9m)

maximum measurements

First Floor Landing

Bedroom One 9'10" x 9'1" (3m x 2.8m)

Ensuite Shower Room 6'8" x 4'10" (2m x 1.5m)

maximum measurements

Bedroom Two 8'6" x 8'4" (2.6m x 2.5m)

Bedroom Three 9'3" x 6'3" (2.8m x 1.9m)

Bathroom 6'8" x 6'0" (2m x 1.8m)

maximum measurements

Garage 18'6" x 8'6" (5.6m x 2.6m)

Services

Mains gas, electricity, water and drainage are connected.

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.

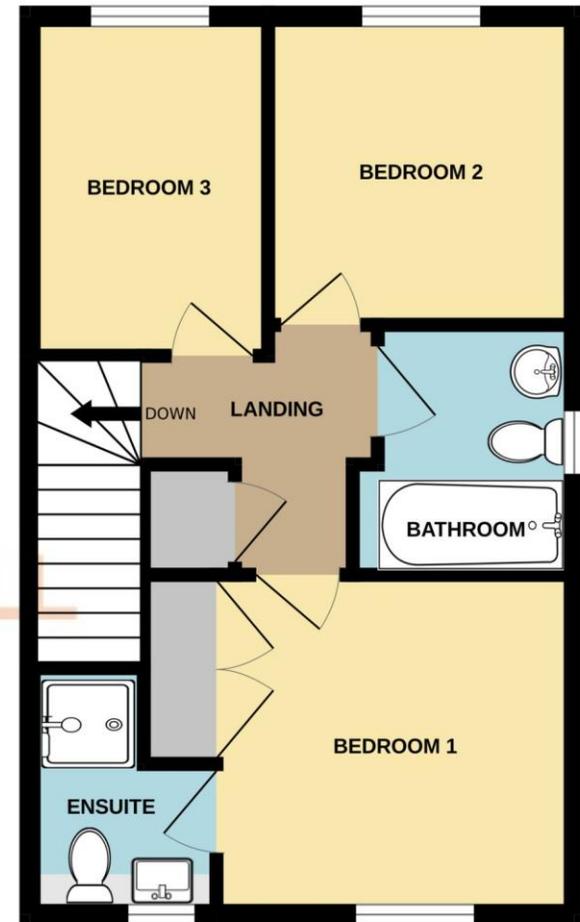
Referrals

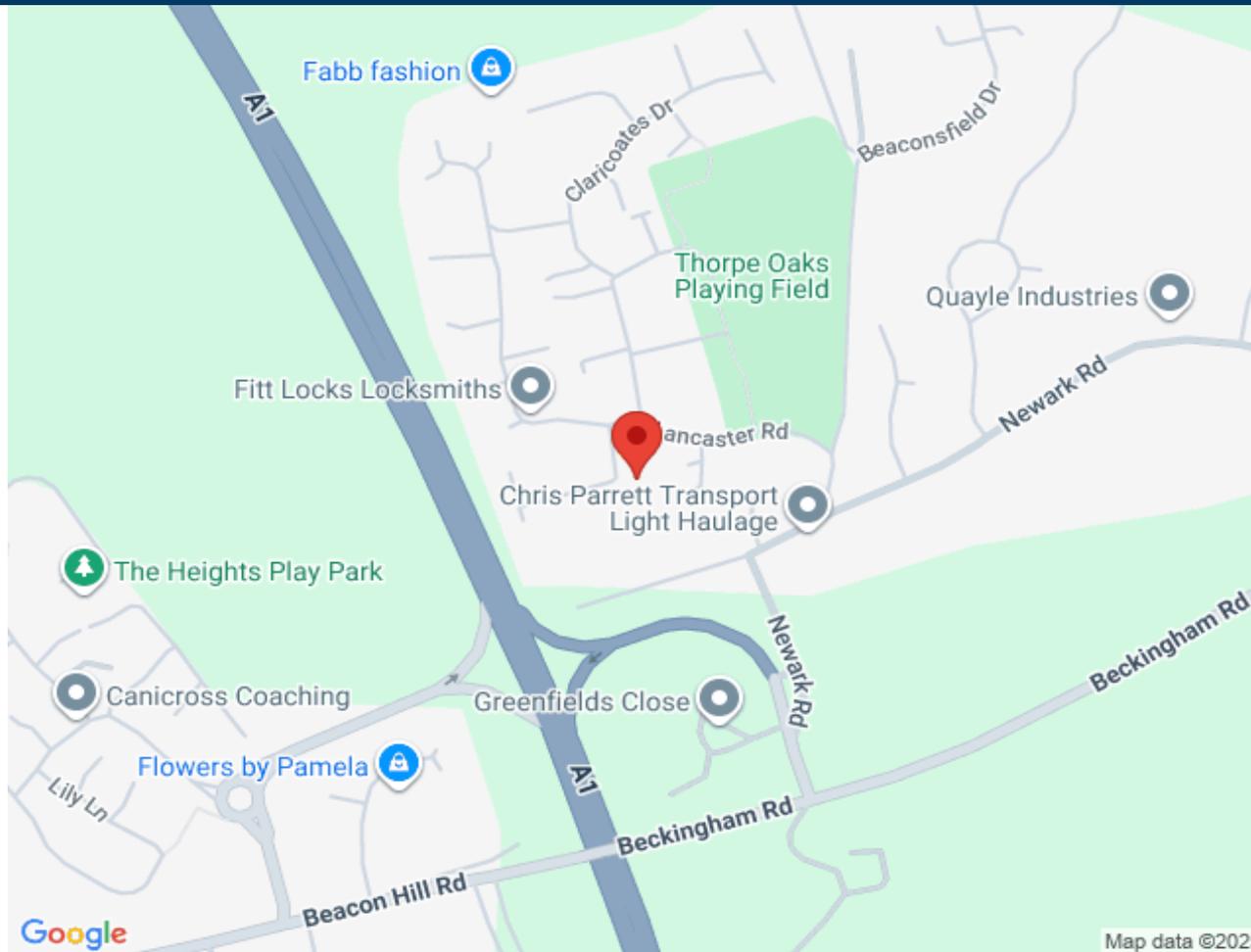
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GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

