Youngs Close, Coddington NG24 2TJ



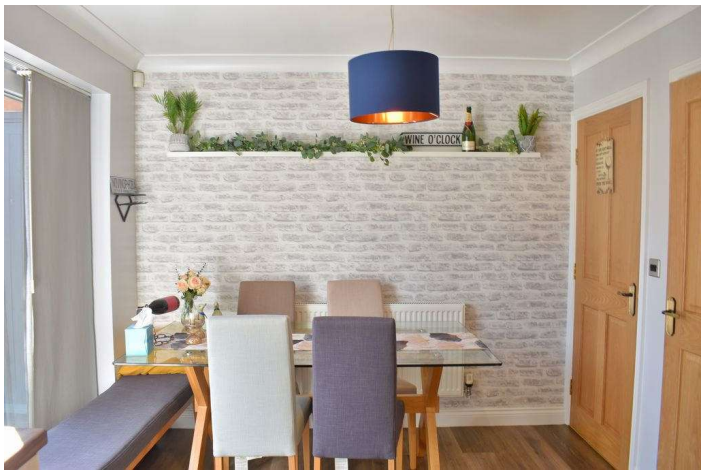
STYLE, SPACE AND AN ENVIABLE LOCATION – DISCOVER THIS IMMACULATELY PRESENTED THREE BEDROOM HOME, OFFERED FOR SALE WITH NO CHAIN! In addition to the three bedrooms, the property has an excellent sized lounge, dining kitchen, ground floor cloakroom, superbly appointed first floor bathroom and en-suite. All the internal doors are oak. The property is double glazed and has gas central heating. There is off road parking for two vehicles, an EV Charger, a garage and a landscaped garden to the rear.

£245,000

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WINE O'CLOCK






Don't
forget to smile
You can do
more than you think
IT'S
NOT
OVER
WHEN
YOU
LOSE
IT'S
OVER
WHEN
YOU
QUIT









Situation and Amenities

The sought after village of Coddington is located approximately two miles from Newark town centre and provides amenities including a church, public houses and a well respected and sought after primary school. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose and Marks & Spencer food. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway immediately gives a feel for the impeccable quality of this home. The hallway has the staircase rising to the first floor and doors providing access to the cloakroom and the lounge. The hallway has a ceramic tiled floor, part ceramic tiling to the walls, a ceiling light point and bespoke fitted shelving with cast iron radiator beneath.

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 cloakroom has panelling to the walls and ceiling, a ceiling light point and a radiator.

Lounge *14' 8" x 11' 9" (4.47m x 3.58m)*

This excellent sized and well proportioned reception room has a window to the front elevation. The lounge also has cornice to the ceiling, a ceiling light point and a radiator. From the lounge a door leads through into the dining kitchen.

Dining Kitchen *15' 0" x 9' 2" (4.57m x 2.79m)*

This fabulous dining kitchen has a window to the rear elevation and sliding patio 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 metro tiled splash backs. There is a one and a half bowl ceramic sink and integrated appliances include an oven with gas hob and extractor hood above, fridge, freezer and washing machine. The room is of sufficient size to comfortably accommodate a large dining table and has cornice to the ceiling, two ceiling light points, an extractor fan and a radiator. Accessed from the dining kitchen is a useful storage cupboard which is sited beneath the staircase.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation. The landing provides access to all three bedrooms and the family bathroom and has a useful storage cupboard, cornice to the ceiling and a ceiling light point. Access to the loft space is obtained from here.

Bedroom One *9' 11" x 9' 0" (3.02m x 2.74m)*

A good sized double bedroom having a window to the front elevation. The bedroom has a fitted double wardrobe with oak doors, cornice to the ceiling, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room *6' 7" x 5' 0" (2.01m x 1.52m)*

The very well appointed en-suite has an opaque window to the front and is fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is enhanced with contemporary floor and wall tiling. In addition there is a ceiling light point, an extractor fan, shaver socket and heated towel rail.

Bedroom Two *8' 5" x 8' 4" (2.56m x 2.54m) (plus door recess)*

A double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three *9' 3" x 6' 3" (2.82m x 1.90m)*

A good sized third bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Family Bathroom *6' 7" x 5' 6" (2.01m x 1.68m)*

This beautifully appointed bathroom is fitted with a 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 is complemented with contemporary wall tiling and laminate flooring. The room also has a ceiling light point, an extractor fan and a heated towel rail.

Outside

To the front of the property is a landscaped garden comprising an artificial lawn circle edged with borders containing mature shrubs. Adjacent to this is the driveway providing off road parking for two vehicles, and in turn leads to the garage. There is an EV charging point.

Garage *18' 7" x 8' 2" (5.66m x 2.49m)*

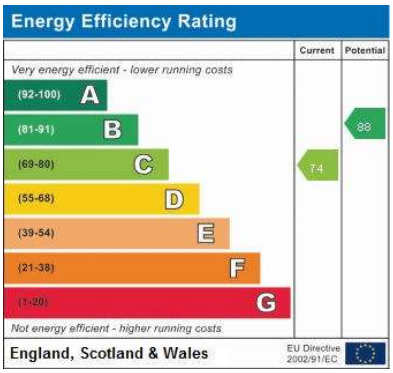
The garage has an up and over door to the front elevation and a personnel door to the rear. The garage is equipped with both power and lighting a range of base and wall units with space for a tumble dryer. The central heating boiler is located here.

Rear Garden

The rear garden is fully enclosed and has been very tastefully landscaped. There is a sizeable patio area located at the rear, adjacent to which is a raised deck with pergola above, both of which provide ideal outdoor seating and entertaining spaces. There is a well maintained lawn and two large timber beds containing an array of mature shrubs and plants.

Council Tax

The property is in Band C.



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.

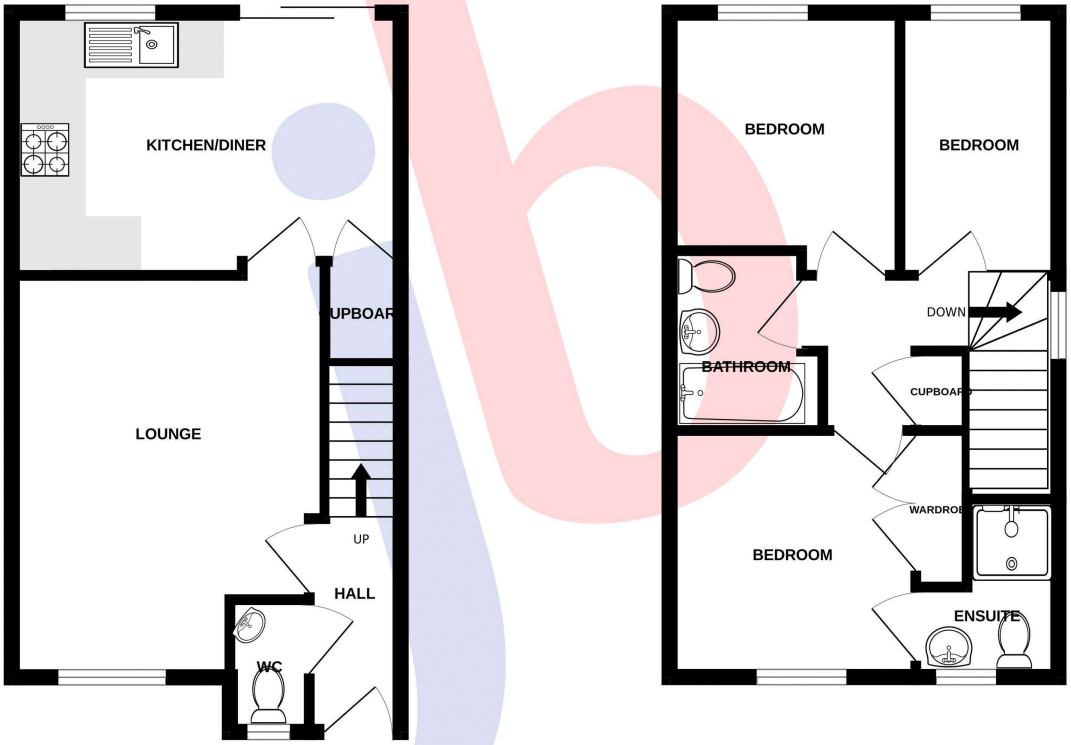
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007833 04 November 2026

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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