



Stirling Drive, Coddington

Guide Price £290,000 to £300,000



NEWTON
FALLOWELL

Stirling Drive

Coddington, Newark

Falling within the catchment for the sought after Coddington Primary School and having superb access to the A1 and Newark Town Centre, this marvellous detached property would make an ideal family home with spacious accommodation throughout, and the main hub of the home being a delightful open plan living/dining kitchen space.

The property's accommodation comprises to the ground floor: entrance hallway, W/C, generous lounge and the magnificent open plan living dining kitchen space. The dining area enjoys sliding doors to the rear garden and the kitchen space benefits from a useful breakfast bar, Corian work surfaces and a range of appliances to include an electric hob, electric oven, microwave, warming drawer and integrated dishwasher. The first floor has a quality family bathroom suite, and four bedrooms, with the main bedroom benefiting from a range of built in wardrobes and an equally quality ensuite shower room.

Outside, the property is approached with a block paved driveway which provides off street parking for at least two vehicles. The rear garden is predominantly laid to lawn with a generous paved entertaining area, ideal for catching the evening sun in the summer. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

13' 8" x 6' 0" (4.17m x 1.83m)
maximum measurements

Ground Floor WC

5' 5" x 3' 5" (1.65m x 1.04m)
maximum measurements

Lounge

15' 6" x 10' 6" (4.72m x 3.20m)
maximum measurements

Dining Kitchen Area

25' 6" x 10' 6" (7.77m x 3.20m)
maximum measurements

Living Area

16' 4" x 7' 10" (4.98m x 2.39m)
majority measurements

Bedroom One

11' 4" x 10' 6" (3.45m x 3.20m)

Ensuite Shower Room

6' 2" x 4' 11" (1.88m x 1.50m)

Bedroom Two

10' 6" x 10' 3" (3.20m x 3.12m)
maximum measurements

Bedroom Three

8' 3" x 7' 8" (2.52m x 2.34m)

Bedroom Four/Home Office

8' 4" x 7' 2" (2.54m x 2.18m)

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)
maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,232 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

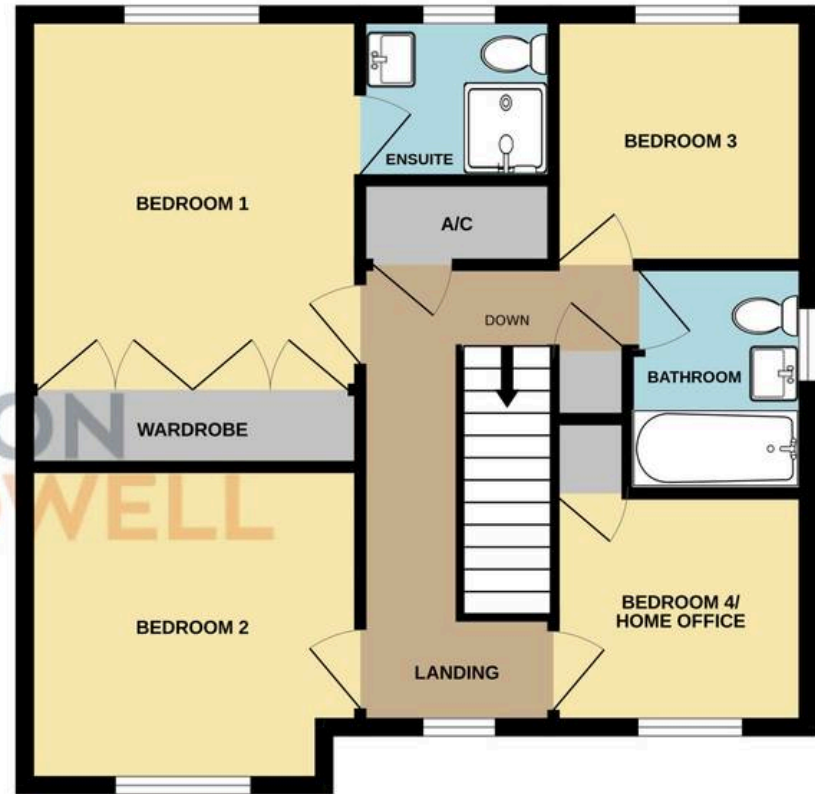
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GROUND FLOOR



1ST FLOOR



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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