



Cannon Close, Coddington, Newark

 3  2  1  tbc

OLIVER REILLY



Cannon Close, Coddington, Newark

- IMPECCABLE MODERN HOME
- LOVELY CUL-DE-SAC POSITION
- GF W.C. LUXURIOUS FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED GARAGE & SECURE CARPORT
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE & STUNNING DINING KITCHEN
- AMPLE PARKING & UNSPOILED FRONT OUTLOOK
- BEAUTIFULLY ESTABLISHED REAR GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'tbc'

Guide Price: £240,000-£250,000. A HOME TO BE PROUD OF...!

Prepare to see SOMETHING SPECIAL! This superb contemporary home has been finished to an EXCEPTIONALLY HIGH-STANDARD, with no stone left unturned!

The property occupies a lovely position at the head of a sought-after cul-de-sac, enhanced by an UNSPOILED FRONT OUTLOOK! Remaining perfectly positioned for ease of access onto the A1, A46 and to Newark Town Centre. Promoting SPACE, STYLE and SOPHISTICATION!..This deceptively generous home boasts MORE THAN MEETS THE EYE! with a perfectly proportioned free-flowing design comprising: Entrance hall, a sizeable lounge, STUNNING OPEN-PLAN DINING KITCHEN and a ground floor W.C.

The first floor landing hosts a LUXURIOUS FAMILY BATHROOM and THREE DOUBLE BEDROOMS. Two of which are enhanced by fitted wardrobes. The master bedroom also boasts a FABULOUS EN-SUITE SHOWER ROOM.

Externally, the captivating residential position will be an instant hit! Promising AMPLE OFF-STREET PARKING to the front aspect. An up/ over garage door leads into a SECURE CARPORT and down to a LARGE DETACHED GARAGE. Offering additional parking options!

The charming, well-appointed and BEAUTIFULLY MAINTAINED rear garden is a real delight! Showcasing a great external escape, full of colour and personality, all year round!

Additional benefits of this STRIKING MODERN GEM include uPVC double glazing (all replaced within the last 18 months) and gas central heating, via a combination boiler.

Internal viewings are VITAL in order to fully appreciate the condition and convenience!...DON'T SETTLE FOR ANYTHING LESS...! This brilliantly beautiful home is the epitome of modern-day excellence!



Guide Price £240,000 - £250,000



ENTRANCE HALL:	5'10 x 4'9 (1.78m x 1.45m)
SPACIOUS LOUNGE: Max measurements provided.	13'6 x 11'8 (4.11m x 3.56m)
SUPERB OPEN-PLAN DINING KITCHEN:	14'9 x 10'9 (4.50m x 3.28m)
GROUND FLOOR W.C:	6'1 x 2'7 (1.85m x 0.79m)
FIRST FLOOR LANDING: Max measurements provided.	6'2 x 6'1 (1.88m x 1.85m)
MASTER BEDROOM: Max measurements provided.	12'0 x 11'8 (3.66m x 3.56m)
EN-SUITE SHOWER ROOM:	5'6 x 5'4 (1.68m x 1.63m)
BEDROOM TWO:	10'9 x 8'6 (3.28m x 2.59m)
BEDROOM THREE:	12'0 x 8'3 (3.66m x 2.51m)
LUXURIOUS FAMILY BATHROOM:	7'4 x 6'1 (2.24m x 1.85m)
ATTACHED CARPORT: Accessed via a manual up/ over garage door. With external ceiling light, access to the concealed gas/ electricity meters. Providing a covered tarmac driveway, leading down tot he detached garage.	12'6 x 8'6 (3.81m x 2.59m)
DETACHED SINGLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power and lighting. A right sided wooden personal door gives access to the garden.	18'1 x 8'6 (5.51m x 2.59m)



EXTERNALLY:
The property promotes a wonderful residential position, at the head of a desirable residential cul-de-sac, enjoying an unspoiled front outlook over local greenery. The front aspect provides access to the front entrance door, with a pitched roof storm canopy above. There is AMPLE OFF-STREET PARKING, via a tarmac driveway in front of the house and carport. Accessed via a manual up/ over garage door, providing further off-street parking, which leads down to a DETACHED GARAGE. This in-turn leads to the LOVELY WELL-APPOINTED and BEAUTIFULLY LANDSCAPED REAR GARDEN. Predominately laid to lawn, hosting a wonderful range of complementary plants, bushes and shrubs. Filling the garden with colour and personality. There is a lovely paved seating area, directly accessed via the uPVC double glazed rear patio door in the dining kitchen. Outside tap, external security light, fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler (located in the loft) and NEWLY INSTALLED uPVC double glazing throughout. All windows and door were replaced in 2024. Excluding the rear patio door, which was replaced in August 2025.
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: 791 Square Ft.
Measurements are approximate and for guidance only. This does not include the carport or garage.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'tbc'- On Order

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 Information & Amenities:

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.

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.

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 a appointment, please contact us on: 01636 558 540.

Draft Details-Awaiting Approval:

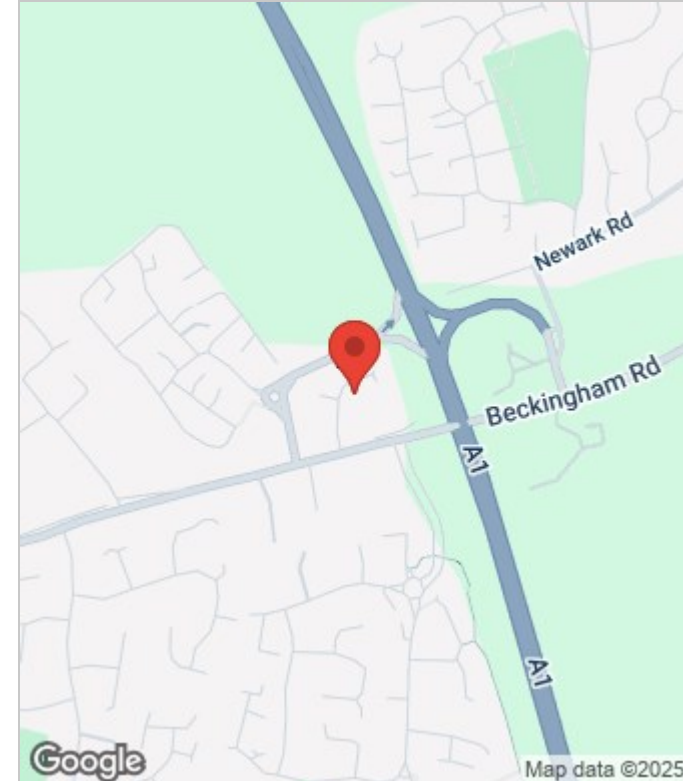
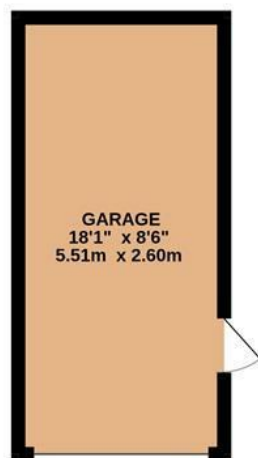
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	