



Stirling Drive, Coddington, Newark

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 OLIVER REILLY







# Stirling Drive, Coddington, Newark

- VERSATILE DETACHED FAMILY HOME
- CONVENIENT LOCATION. CLOSE TO AMENITIES!
- SUPERB OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- LOVELY PART WALL-ENCLOSED REAR GARDEN
- FOUR DOUBLE BEDROOMS
- GENEROUS LIVING ROOM WITH BAY-WINDOW
- GF W.C & UTILITY ROOM
- DRIVEWAY & SINGLE GARAGE TO REAR
- EXCELLENT PRESENTATION! Tenure: Freehold. EPC 'tbc'

Guide Price: £300,000-£315,000. A FABULOUS FAMILY FAVOURITE...!

Showcasing contemporary living and central convenience all on your doorstep! Set your sights on Stirling Drive!... A flexible family-friendly home. Boasting an expansive and hugely versatile layout, set over three floors, in excess of 1,200 square/ft! This expansive detached residence is PERFECTLY POSITIONED for ease of access onto the A1, A46 and to Newark Town Centre.

This highly-regarded MODERN GEM is a credit to the existing owners, who have created a wealth of warmth, from the moment you step inside!

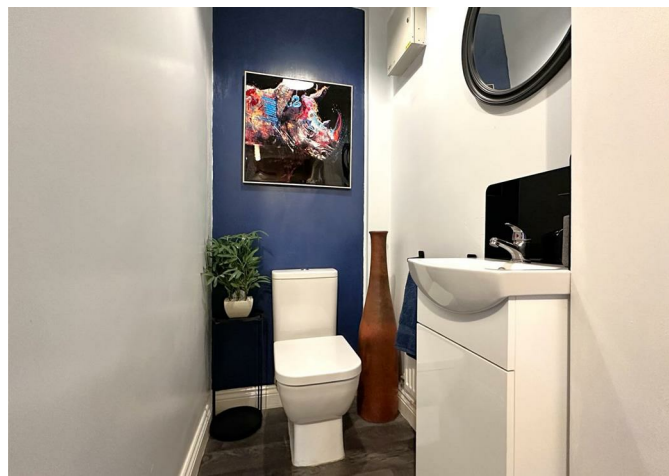
The sizeable internal layout comprises: Inviting entrance hall, ground floor W.C, a LARGE DUAL-ASPECT LIVING ROOM with bay-window, a STUNNING OPEN-PLAN DINING KITCHEN. Enhanced by a range of integrated appliances and open-access through to a separate utility room.

The first floor landing hosts a three-piece family bathroom and TWO DOUBLE BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobes and an EN-SUITE SHOWER ROOM.

The second floor boasts TWO FURTHER DOUBLE BEDROOMS... Both of which maximise the living arrangements significantly!

Externally, the generosity of space continues, via a CAPTIVATING CORNER PLOT POSITION. The sunny, part wall-enclosed and attractive LOW-MAINTENANCE garden is a PERFECT EXTERNAL ESCAPE!... Leading out to a driveway and SINGLE GARAGE.

Additional benefits of this SMART, STYLISH and SPACIOUS home include uPVC double glazing and gas central heating. Promising an EXCELLENT OPPORTUNITY FOR FAMILY LIVING! Internal viewings are highly recommended!



Guide Price £300,000 - £315,000



<b>ENTRANCE HALL:</b>	5'8 x 5'3 (1.73m x 1.60m)
<b>GROUND FLOOR W.C:</b>	5'2 x 3'4 (1.57m x 1.02m)
<b>DUAL-ASPECT LIVING ROOM:</b> Max measurements provided into bay-window.	17'1 x 12'0 (5.21m x 3.66m)
<b>OPEN-PLAN DINING KITCHEN:</b>	17'1 x 9'9 (5.21m x 2.97m)
<b>UTILITY ROOM:</b>	5'10 x 5'8 (1.78m x 1.73m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	14'2 x 5'8 (4.32m x 1.73m)
<b>MASTER BEDROOM:</b> Max measurements provided.	17'1 x 10'4 (5.21m x 3.15m)
<b>EN-SUITE SHOWER ROOM:</b>	7'3 x 4'6 (2.21m x 1.37m)
<b>BEDROOM TWO:</b>	10'6 x 10'2 (3.20m x 3.10m)
<b>FAMILY BATHROOM:</b>	7'2 x 6'3 (2.18m x 1.91m)
<b>SECOND FLOOR LANDING:</b>	5'9 x 5'8 (1.75m x 1.73m)
<b>BEDROOM THREE:</b> Max measurements provided into bay-window.	13'5 x 10'4 (4.09m x 3.15m)
<b>BEDROOM FOUR:</b> Max measurements provided into bay-window.	13'5 x 10'3 (4.09m x 3.12m)
<b>SINGLE GARAGE:</b> Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Max measurements provided.	18'5 x 10'5 (5.61m x 3.18m)





#### EXTERNALLY:

The property occupies a great corner plot position, in a highly desirable and central location. The front aspect provides a small paved pathway leading to the entrance door, with a pitched tiled roof storm canopy above and external up/down light. Access to the concealed gas meter. The front and left side garden is gravelled. Providing minimal maintenance. This links round to the rear of the property. Offering an tarmac driveway, for one vehicle and access into the SINGLE GARAGE. A secure timber personal gate opens into the LOVELY and WELL-APPOINTED REAR GARDEN. Partially laid to lawn with an established tree and predominantly gravelled, for minimal maintenance and maximum enjoyment! The is a large paved seating area, directly from the sliding doors in the living room. The bottom of the garden hosts a raised decked seating area, for further appreciation. There is provision for a large garden shed/ summer house. An external security light (Located on the side of the garage) and an outside tap. There is a fenced right side boundary, high-level walled rear and left side boundaries.

#### Approximate Size: 1,208 Square Ft.

Measurements are approximate and for guidance only.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'D'

#### 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.

#### 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.

#### 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:

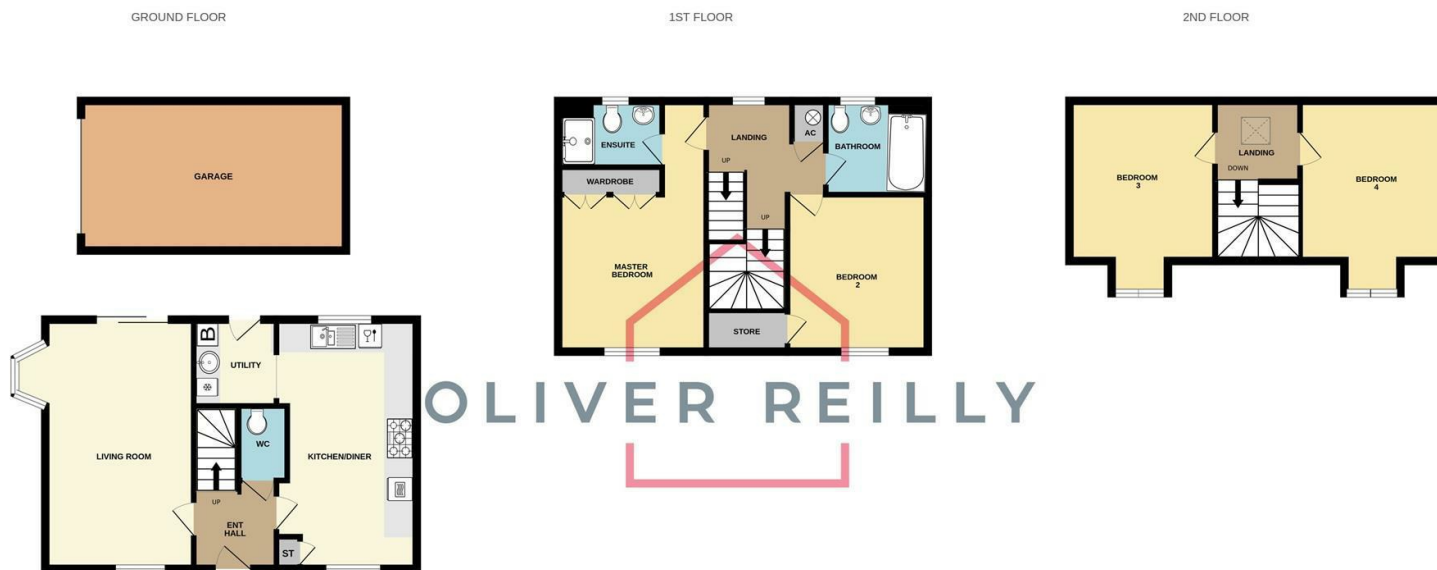
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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



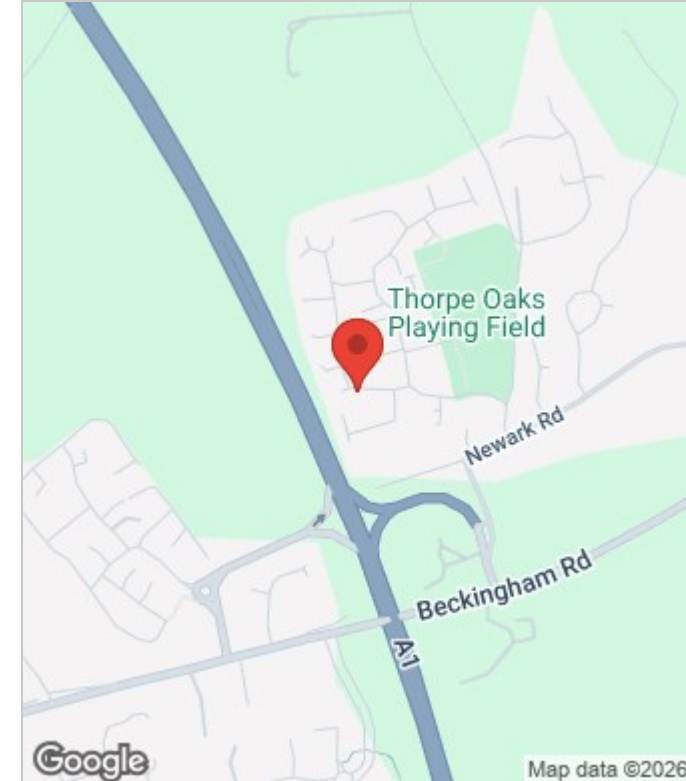








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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	