



Beckingham Road, Coddington

Newark, Nottinghamshire, NG24 2QS

£550,000



Be the first to own this substantial & attractive 4/5 bedroom new build house situated in the extremely popular area of Coddington, with good primary schooling within walking distance, convenient access into Newark, A46, A17 and the A1. This lovely property has accommodation comprising of; entrance hallway, substantial bay fronted, dual aspect lounge with bi-fold doors into the rear garden, separate bay fronted sitting room/bedroom 5, ground floor WC, a breakfast kitchen with integrated fridge freezer, dishwasher, single oven and hob with extractor over, open plan to the dining area also with bi-fold doors to the rear and a separate utility room. To the first floor you will find FOUR DOUBLE bedrooms, (3 with ensuites) a family bathroom and the master bedroom also has a large dressing room off. The property benefits from a very large rear garden, double garage, blocked paved driveway, gas central heating, double glazing and comes with a 10 year warranty (to be confirmed). NO CHAIN.

Entrance Hallway
14'2 x 8'4 max (4.32m x 2.54m max)



Bay Fronted Sitting Room/Home Office
16'5 x 11'4 max (5.00m x 3.45m max)



Bay Fronted Dual Aspect lounge
26'3 x 16'2 (8.00m x 4.93m)



Breakfast Kitchen With Dining Area



Breakfast Kitchen
12'11 x 11'7 (3.94m x 3.53m)



Utility
10'7 x 6'8 (3.23m x 2.03m)



Ground Floor WC
6'8 x 5'4 (2.03m x 1.63m)

First Floor Landing



Dining Area
12'5 x 11'7 (3.78m x 3.53m)



Master Bedroom
16'4 x 15'6 max (4.98m x 4.72m max)



Master Ensuite
6'3 x 5'7 (1.91m x 1.70m)



Master Dressing Room
18'5 x 11'2 (5.61m x 3.40m)



Bedroom Two
18'7 x 10'1 (5.66m x 3.07m)



Bedroom Two Ensuite
6'3 x 5'8 (1.91m x 1.73m)



Bedroom Three Ensuite
5'10 x 5'9 (1.78m x 1.75m)



Bedroom Three
17'6 x 9'5 max (5.33m x 2.87m max)



Bedroom Four
12'3 x 10'4 (3.73m x 3.15m)



Bathroom

8'3 x 5'10 (2.51m x 1.78m)



Council Tax Band - tbc

Coddington

The village of Coddington lies East of Newark and provides excellent transport links including easy access to the A1 and with Newark's Northgate East Coast mainline train station being just 2.5 miles away. The village benefits from a popular primary school 'Coddington C of E Primary', a Community Centre and two public houses.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 cannot be taken to be accurate, they are given as a guide only.

Anti Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





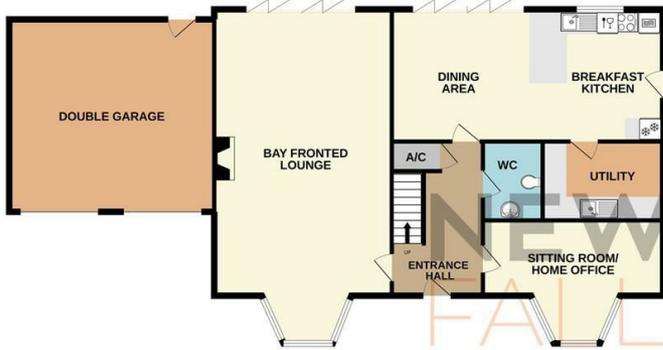
alternative provider. If you require a solicitor to handle your sale and or purchase, we can refer you via our conveyancing partner 'Move With Us'. We may receive a fee of up to £300 should you use their services. If you need help arranging finance, we can refer you to the 'Mortgage Advice Bureau' our inhouse financial advisor. We may receive a fee of £250 should you use their services. If you require a survey we can assist in organising this for you and may receive a fee of up to £30.



Referrals

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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