



**6 Beaconsfield Drive, Coddington,  
Newark, NG24 2RX**

**£525,000**

A four bedroom detached house set on a **LARGER THAN AVERAGE PLOT** on the popular Beaconsfield Drive residential development, Coddington. The property benefits from a gas fired central heating system, double glazed windows, doors and garden room. The property has to be viewed to appreciate the garden plot which offers scope for extending (subject to planning).



6 Beaconsfield Drive, Coddington, Newark, Nottinghamshire, NG24 2RX



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

**LOCATION** Beaconsfield Drive is set within the village of Coddington which is set approximately 3 miles east of Newark On Trent. Coddington has a primary and nursery school. Thriving community centre offering a choice of meeting rooms and a variety of social classes including Badminton, Youth Groups and Exercise Groups to name a few.

**ENTRANCE HALL** Entrance door opens in to the entrance hall. Doors off to the reception rooms, kitchen and cloakroom. Stairs rise to the first floor. Radiator.



**LOUNGE 17' 7" x 12' 3" (5.36m x 3.73m)** Double doors lead from off the hall into this lovely reception room with bay window to the front elevation. Sliding patio door to the side garden. Living flame gas fire. Laminated flooring. Radiator.

**STUDY 7' 6" x 7' 4" (2.29m x 2.24m)** Window to the front elevation. Radiator.

**CLOAKROOM** Having a suite comprising low suite WC and wash hand basin. Radiator.

**KITCHEN 17' 2" x 9' 6" (5.23m x 2.9m)** Sliding doors gives access to the kitchen, refurbished from the original build, comprises wall and base units surmounted by a Getacore jointless working surface and inset with a large multifunctional stainless steel sink unit with draining basket and chopping board top. Three electric ovens (two microwave combinations). Integrated dishwasher and washing machine and full height fridge. A further stainless steel sink situated by the back door has an Emmerson hot water tap with under sink tank dispensing filtered 98 degree hot and cold water. Boiler, set within a wall unit, serving the gas fired central heating system. Two windows overlooking the rear garden. Stable style door opens to the rear patio. Tiled flooring. Radiator.



**DINING ROOM 9' 9" x 9' 6" (2.97m x 2.9m)** Useful understairs cupboard. Double doors open to the rear garden. Window overlooking the side garden. Plank vinyl flooring. Radiator.



**GARDEN ROOM 10' 5" x 12' 2" (3.18m x 3.71m)** A wonderful addition to the property with underfloor heating. UPVC windows set upon brick walling and solid roof. Engineered plank vinyl flooring. Double doors open to the rear garden

**FIRST FLOOR LANDING** Access to the loft with hatch and pull down ladder. Doors off to:-

**BEDROOM ONE 15' 2" x 10' 9" (4.62m x 3.28m)** Having windows to two elevations. Built in wardrobes. Storage cupboard housing the hot water cylinder. Wooden flooring. Radiator.

**ENSUITE** Fitted with a shower cubicle, wash hand basin and low suite WC. Window to the front elevation. Radiator.

**BEDROOM TWO 11' 6" x 11' 1" (3.51m x 3.38m)** Window to the side garden. Radiator.

**BEDROOM THREE 12' 10" x 7' 11" (3.91m x 2.41m)** Window to the side elevation. Built in wardrobes. Radiator.

**BEDROOM FOUR 9' 5" x 9' 2" (2.87m x 2.79m)** Window to the front elevation. Radiator.



**FAMILY BATHROOM 11' 6" x 5' 10" (3.51m x 1.78m)** Fitted with a suite comprising panelled bath, low suite WC and wash hand basin set within a vanity unit. Shower cubicle.



Radiator. Window to the rear elevation.

**GARDEN** The garden to the house is the prominent feature, making it stand out from the standard four bedroom property. To the front there is off road parking in front of the garages. Access to the rear is via by both a side path and hand gate within the brick built boundary wall. The house and garden plot extends to approximately 0.32 acre and is predominately laid to lawn. There are a variety of raised vegetable beds. A variety of fruit trees including Bramley and dessert apple, pear, plum, damson, cherry, apricot, fig and several others. The sale also includes a greenhouse with electricity supply. Gardening tools can also be available. The garden also boast a Summer House/Office with power and light and a further Summer House for relaxing. The property really has to be viewed to appreciate the property and size of gardens. Two outside taps.



**DOUBLE GARAGE** With two up and over doors. Power and light. Personal door giving access to the rear garden. Plumbing for a washing machine with hot and cold water supply.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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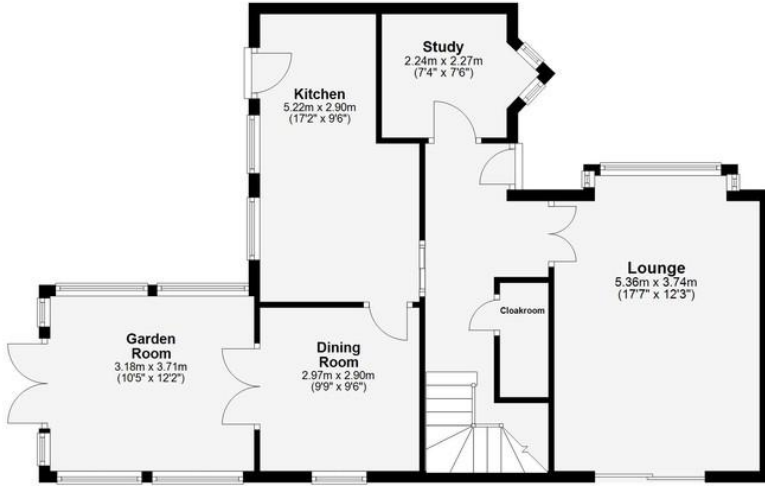
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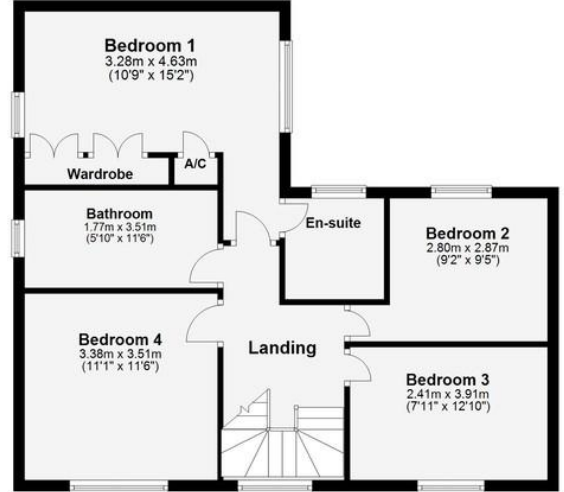
### Ground Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



### First Floor

Approx. 65.9 sq. metres (709.8 sq. feet)



Total area: approx. 139.2 sq. metres (1498.0 sq. feet)

The marketing plans shown are for guidance only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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