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**DavidJames**  
the estate agent

**Oakdale Road, Carlton, Nottingham, NG4 1AH**

**£550,000**



# About This Property

This impressive split-level detached family home in Carlton spans three floors, offering versatile living spaces that must be seen to be fully appreciated.

The ground floor features three spacious double bedrooms and a modern, recently fitted bathroom with a white suite, freestanding bath, and separate shower cubicle. The master bedroom features a walk-in wardrobe and a balcony with stunning views towards Colwick Country Park.

The lower ground floor includes a fourth bedroom or office, a convenient WC and a well-proportioned lounge which boasts an Inglenook style fireplace and French doors opening to a rear terrace, whilst being seamlessly connected to an adjacent dining room through double doors. The kitchen is equipped with grey panelled units, granite work surfaces, a central dining island, a recessed cooking area, and ample pantry/storage space.

To the basement level, there is a large room with double French doors, electrics, plumbing, and central heating which could be converted into a number of uses including an office, studio, or separate living accommodation.

Outside, the property offers a raised terrace and a beautifully landscaped garden with seating areas and extensive lighting, creating an ideal outdoor retreat. The gated block-paved driveway at the front also provides secure off-road parking.



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- Deceptive split-level detached family home with accommodation set over three floors which needs to be viewed to be appreciated
- Ground floor with three double bedrooms and a further bedroom four/office to the lower ground floor
- Well proportioned lounge with Inglenook style fireplace and French doors to a rear terrace
- Adjacent dining room with box bay window, lower ground floor Wc with washbasin
- Kitchen with grey panelled units, granite work surfaces and central dining island, recessed cooking area and pantry/storage area
- Ground floor recently fitted bathroom/Wc with white suite, freestanding bath and separate shower cubicle with mains shower
- Bedroom one with walk-in wardrobe and balcony providing stunning views to the rear elevation towards Colwick Country Park
- Large room to the basement level with double French doors, electrics, plumbing & central heating which could be used for a number of functions
- Raised terraced to the rear and stunning landscaped garden with seating areas and extensive outside lighting
- Gated block paved driveway to the front elevation provides off road parking



DavidJames

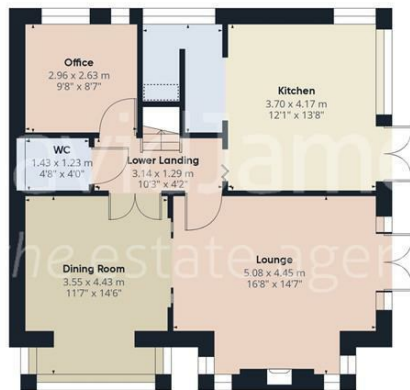








Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
172.43 m<sup>2</sup>  
1856.02 ft<sup>2</sup>

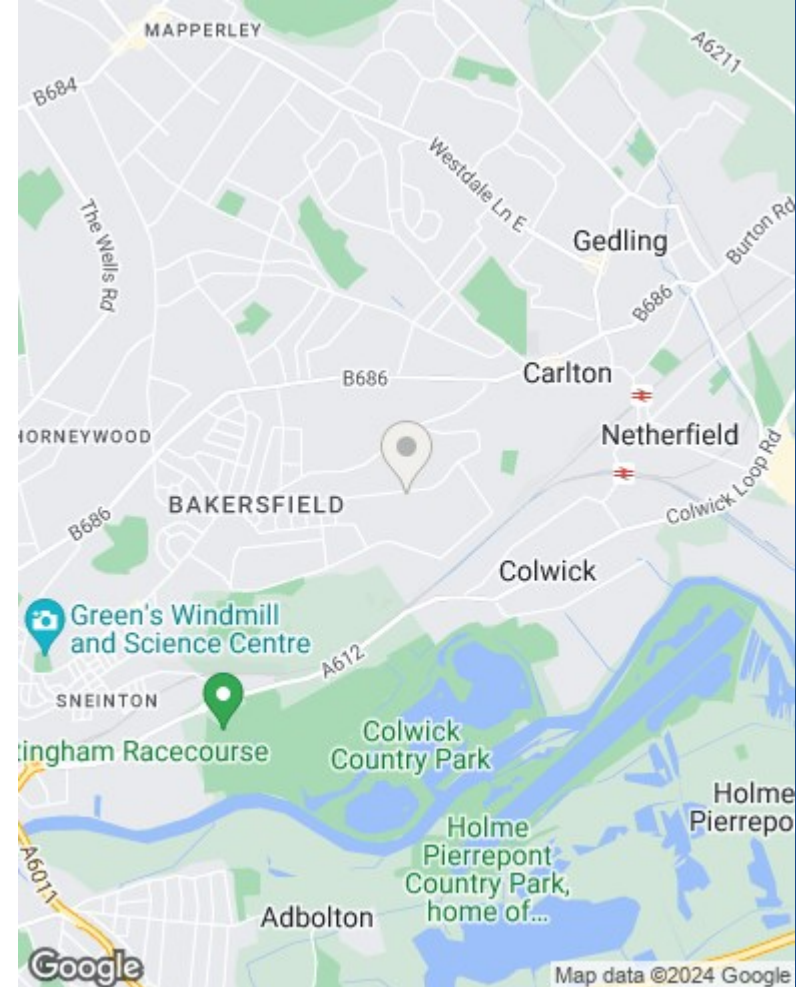
Reduced headroom  
0.35 m<sup>2</sup>  
3.82 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: D**  
**Gedling Borough Council**  
**Freehold**

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