



DavidJames
the estate agent

Oakdale Road, Carlton, Nottingham, NG4 1AB

Guide Price £375,000

About This Property

Welcome to this spacious three-bedroom detached family home with the benefit of a single storey extension added in 2007, a large private driveway, detached garage and a generous rear garden.

Upon entering, you are greeted by an entrance hall with marble tiled flooring which flows seamlessly into the lounge and open-plan living area, a versatile space that can be configured a number of ways dependant on a buyer's needs and requirements. The lounge features a bay window and feature fireplace with partition doors that connect to the open plan living area, currently configures as a sitting room and dining area that opens onto the rear garden through patio doors.

The galley-style kitchen is fitted with modern white units complemented by marble tiled flooring and comes equipped with a five-burner gas hob, an extractor fan and ample storage space for multiple appliances.

A downstairs WC concludes the accommodation on the ground floor.

Upstairs, the first-floor landing leads to two double bedrooms and a good-sized single bedroom, all neutrally decorated. The main bedroom benefits from full height contemporary wardrobes complete with lighting to alter the mood of the room.

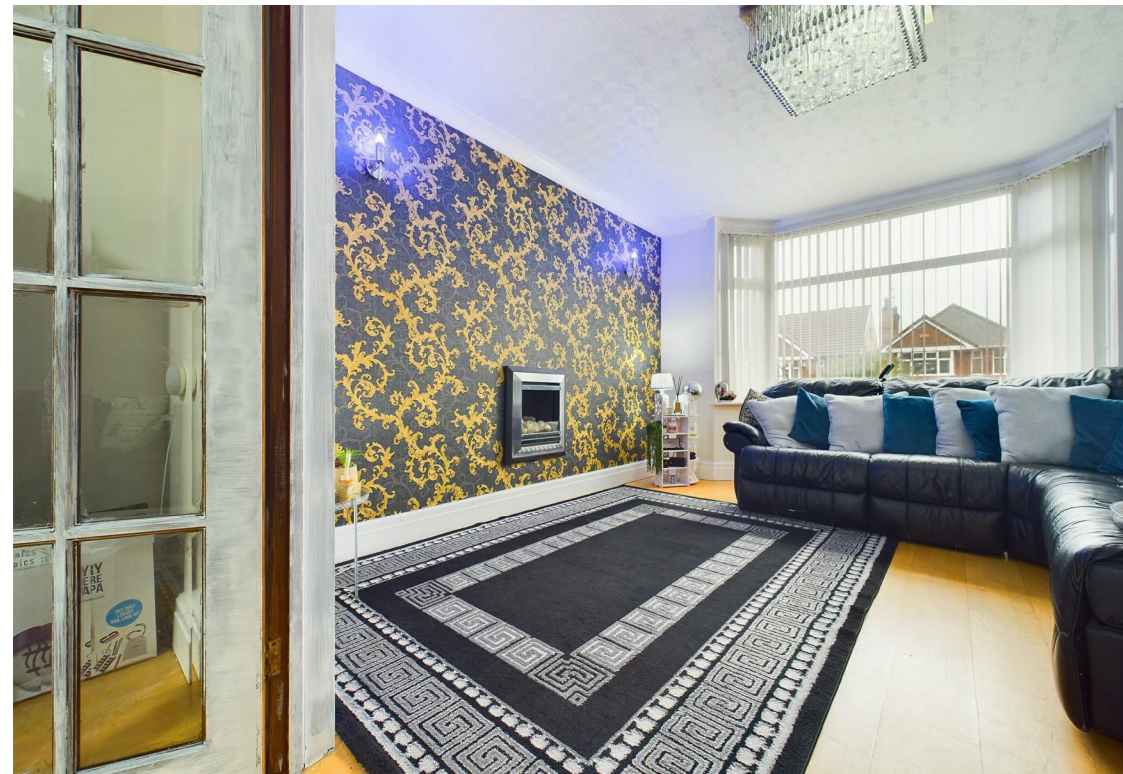
The beautifully refurbished family shower room comes equipped with a contemporary walk-in shower and floor to ceiling marble effect tiling.

The private rear garden is a highlight of the property with a large initial paved patio leading to a large lawned area surrounded by mature trees and planting. The property further benefits from a detached brick-built garage and foundations have been laid on the left-hand side of the property providing an opportunity for future expansion subject to planning permission.

This is a rare opportunity to acquire a spacious family home with lots of potential for development and personalisation.



- Large detached family home with detached garage and private driveway
- Three bedrooms including two generous doubles and a versatile third bedroom/office
- Single storey rear extension
- Spacious initial entrance hall
- Bright and airy lounge with partition doors into large open-plan living area with patio doors onto rear garden
- Galley style kitchen with access to the rear garden
- Downstairs WC for added convenience
- Beautifully tiled bathroom with a walk-in shower
- Generous rear garden with patio and large lawned area
- Foundations laid to left side of property for future expansion opportunities







Floor 0 Building 1



Floor 1 Building 1



Approximate total area*
98.98 m²
1065.41 ft²

Reduced headroom
0.17 m²
1.83 ft²

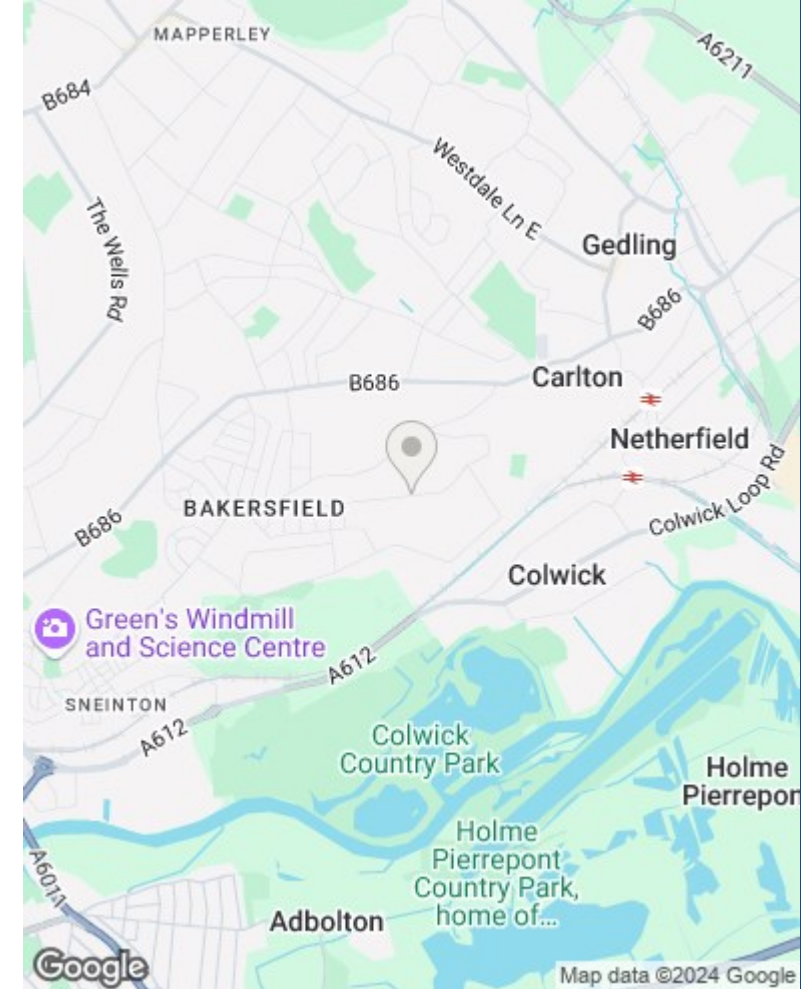
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Freehold

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