



196 Oakdale Road, Carlton – NG4 1AH

Guide Price **£500,000**

DavidJames
the estate agent



196 Oakdale Road

Carlton, Nottingham

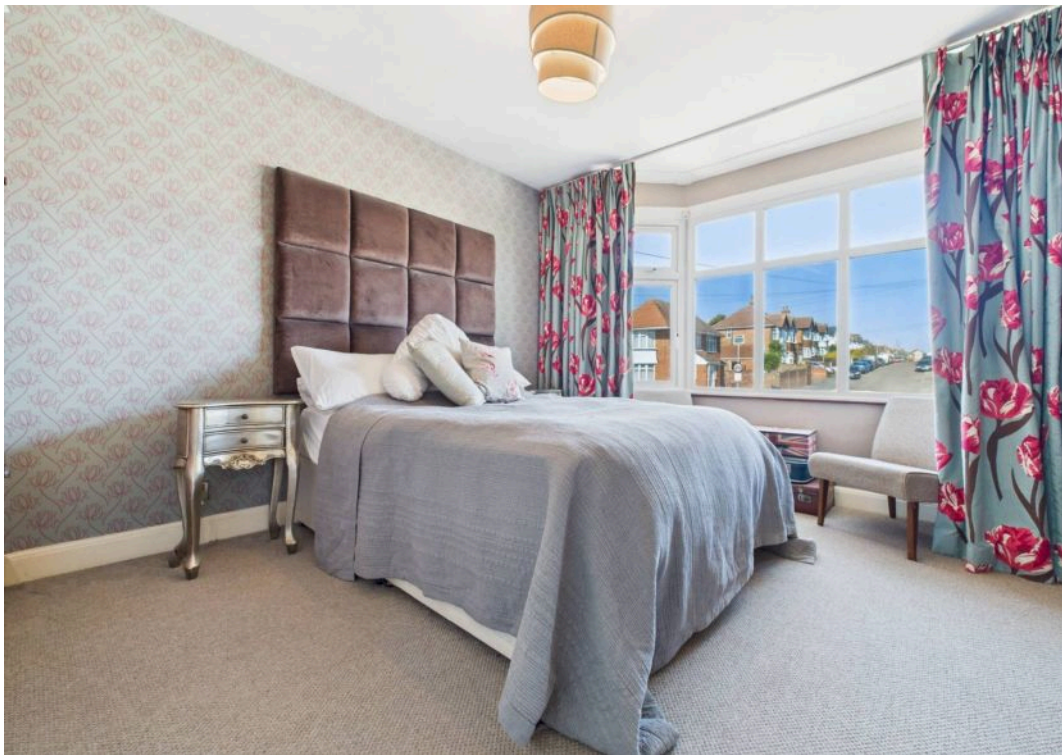
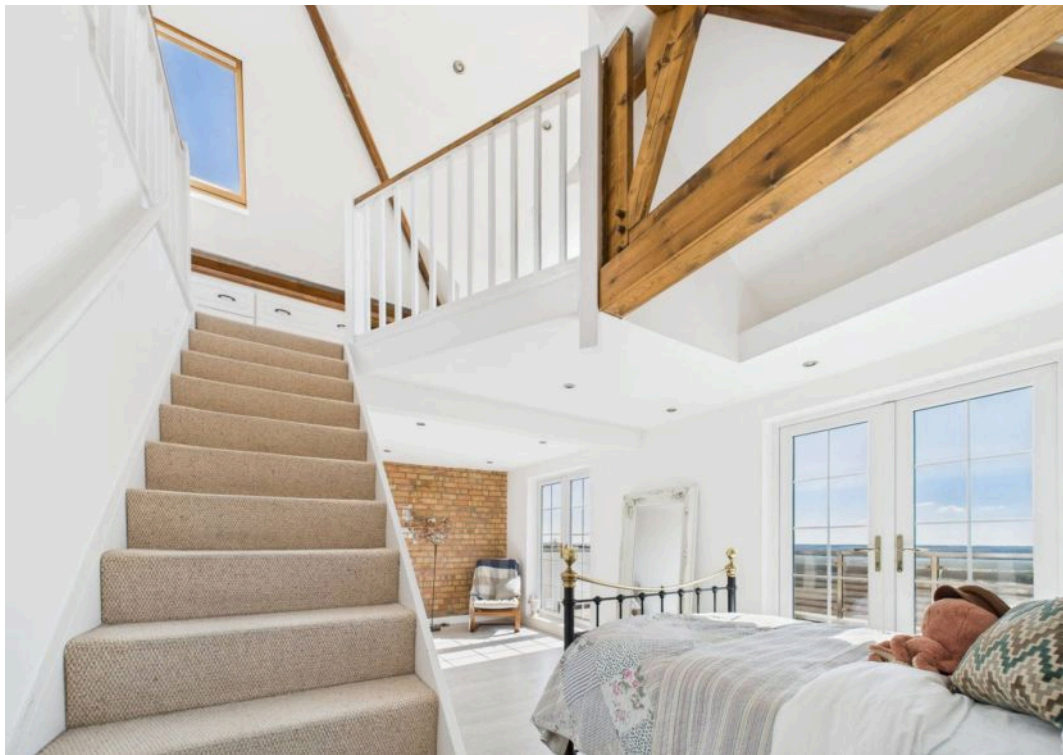
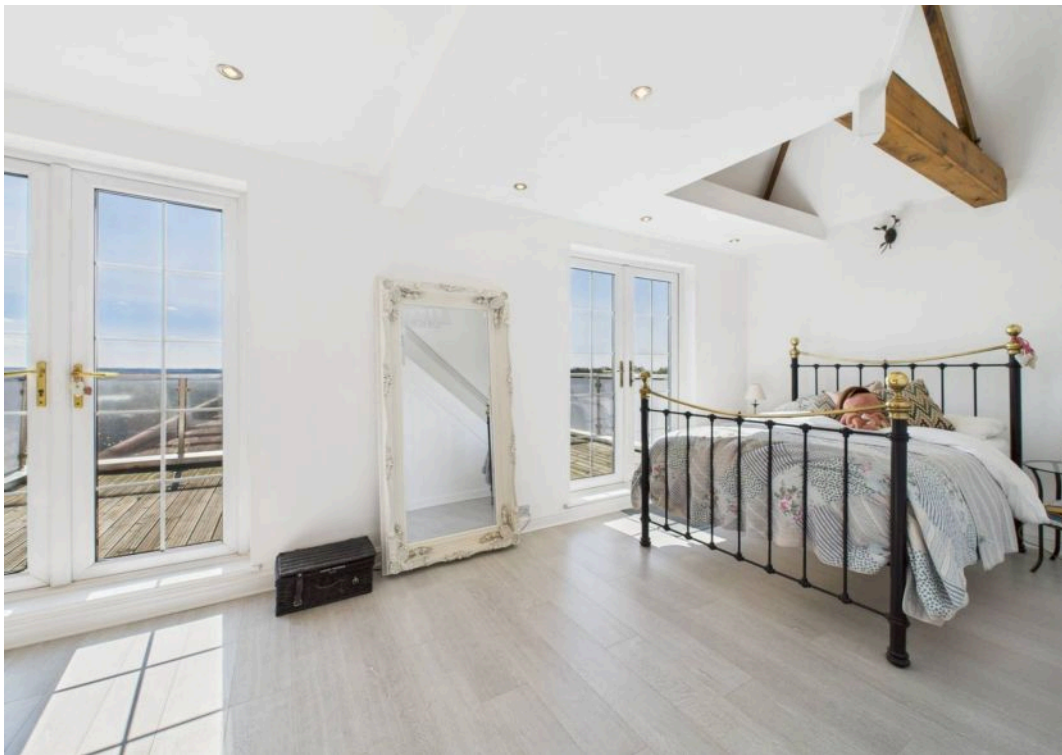
This extraordinary detached and extended home unfolds over 4 expansive levels, with a stand out garden and stunning views beyond – offering a level of space and flexibility rarely found in homes of this type!

Council Tax band: C

Tenure: Freehold

- Spacious detached home spread over four expansive levels
- Smart features including ambient lighting, smart controls, air conditioning and underfloor heating for modern comfort
- Impressive entrance hall leading to a bright open-plan lounge, dining area and high-spec kitchen
- Premium kitchen with solid-stone worktops, central island with breakfast bar, integrated Smeg appliances and elegant finishes
- Spectacular panoramic views from the lounge, main bedroom, mezzanine and garden
- Two bedrooms (main bedroom with a superb balcony and versatile feature mezzanine level)
- Grand basement with air conditioning and potential for gym, office or annexe
- Luxurious shower room with dual sinks, rainfall shower, marble-effect tiling and underfloor heating
- Meticulously designed multi-level garden with uninterrupted breathtaking countryside vistas from multiple vantage points
- Convenient block-paved driveway leading to a garage







Floor 0



Floor 1

Approximate total area⁽¹⁾

255.21 m²

2747.07 ft²

Balconies and terraces

20.84 m²

224.32 ft²

Reduced headroom

2.32 m²

24.95 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.

GIRAFFE360



Floor 2



Floor 3



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.