



196 Oakdale Road, Carlton – NG4 1AH

Guide Price **£475,000**

DavidJames
the estate agent



196 Oakdale Road

Carlton, Nottingham

GUIDE PRICE £475,000 – £525,000 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

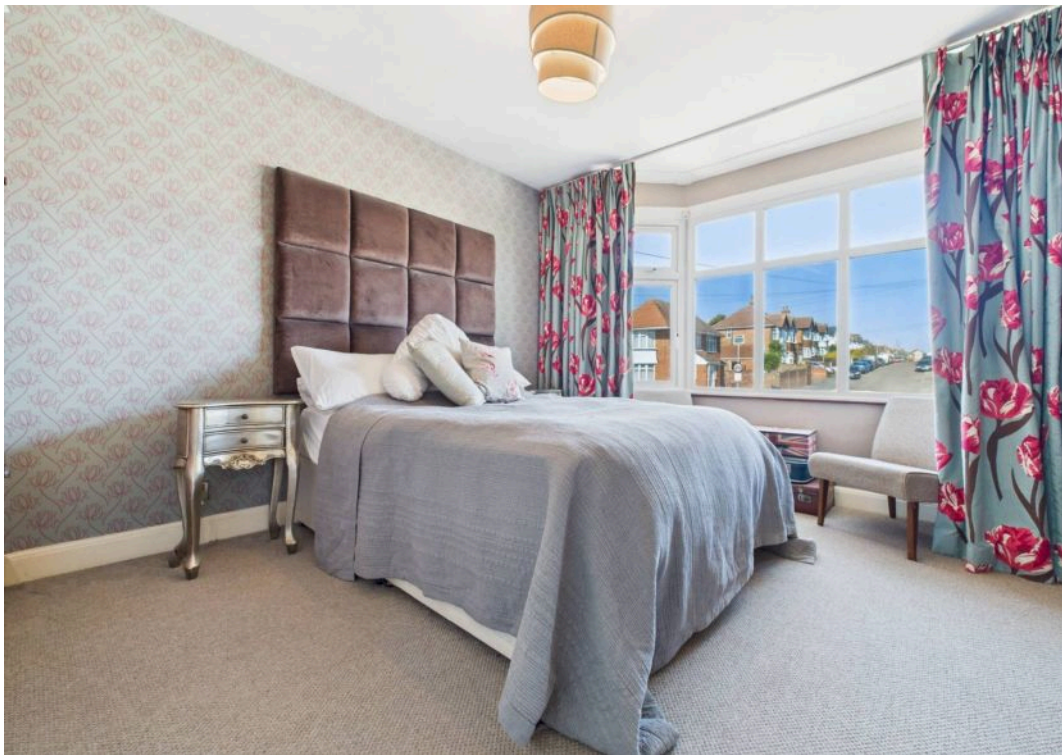
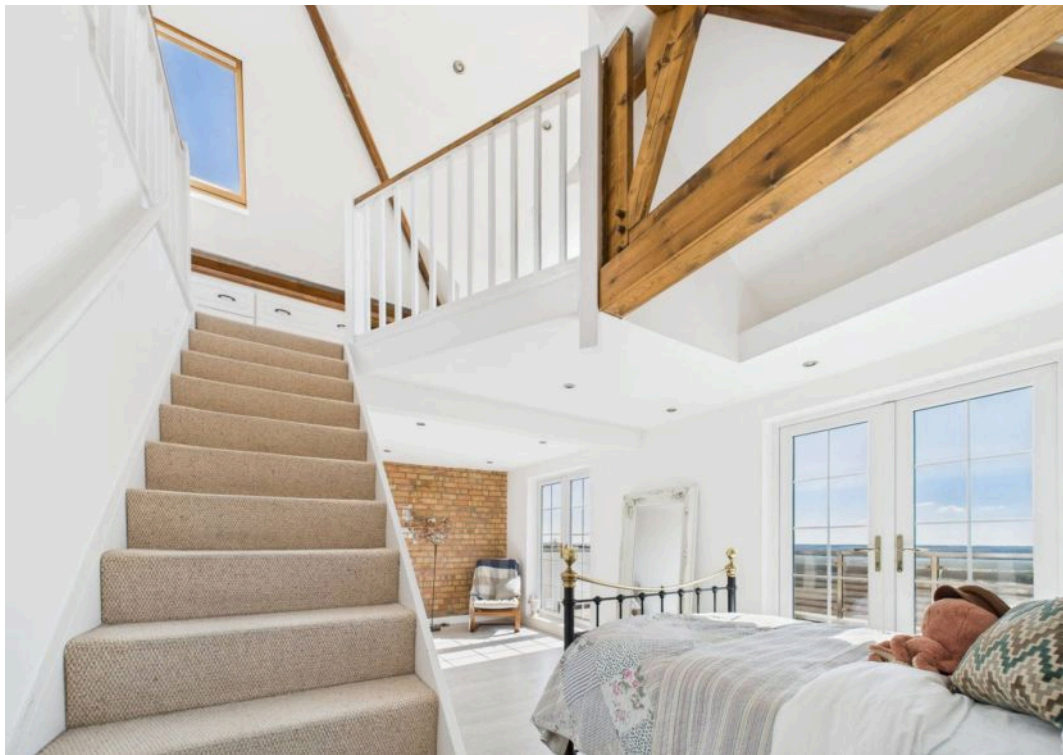
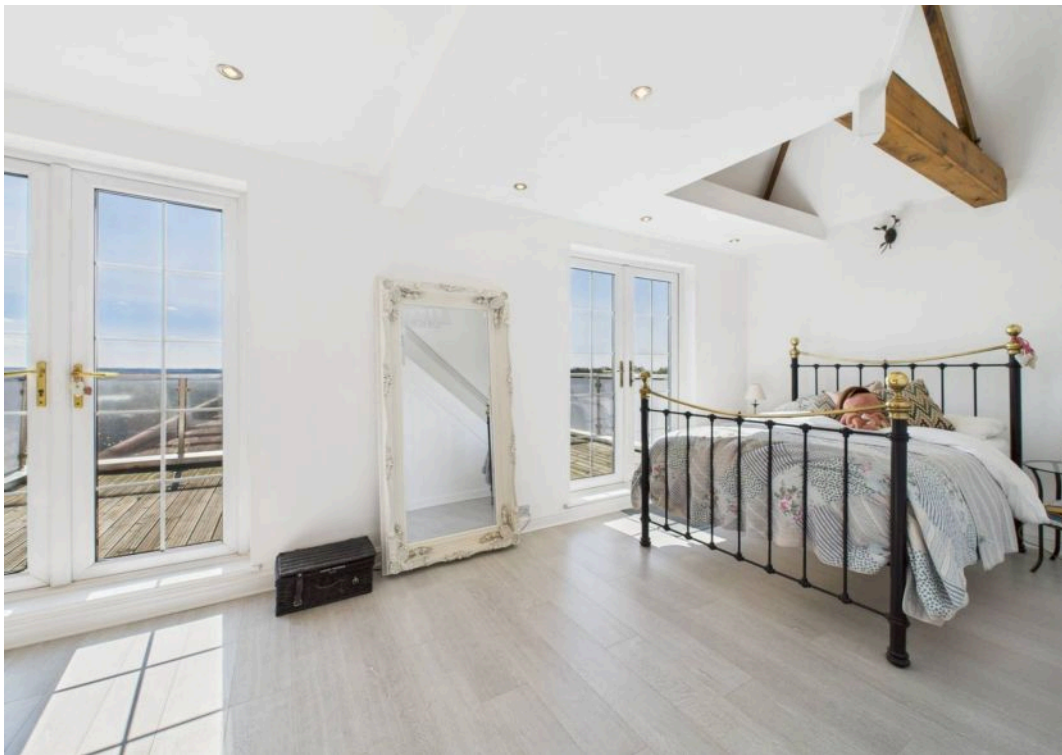
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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
- Three bedrooms, two with French doors onto large shared balcony with stunning vistas, and primary bedroom with a 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









Floor 0



Floor 1

Approximate total area⁽¹⁾

254 m²

2735 ft²

Balconies and terraces

20.9 m²

225 ft²

Reduced headroom

2.3 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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