

HoldenCopley

PREPARE TO BE MOVED

Oakdale Road, Carlton, Nottinghamshire NG4 1AH

Guide Price £550,000 - £575,000

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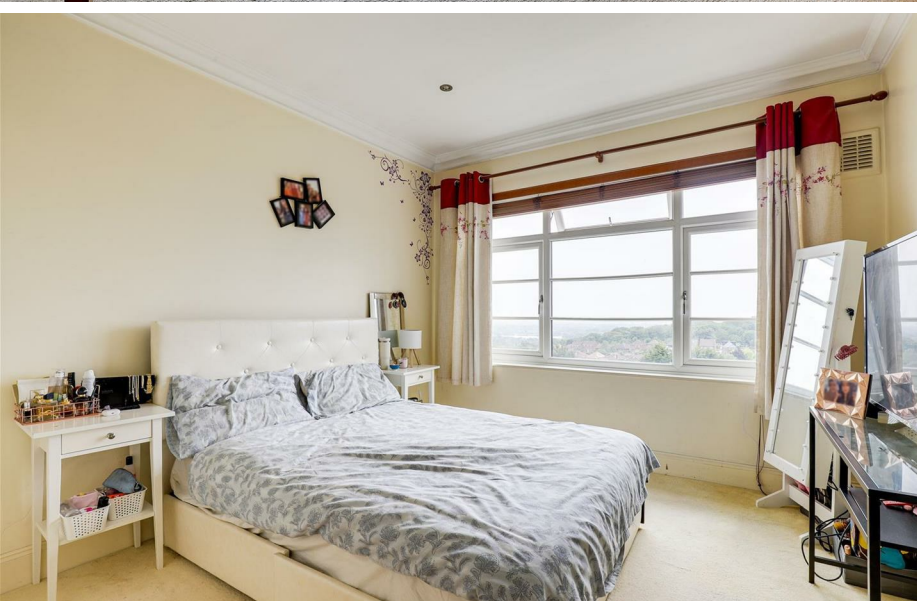
GUIDE PRICE £550,000 - £575,000

UNIQUE DECO-STYLE HOME WITH FANTASTIC VIEWS...

Situated in the ever-popular location of Carlton, this truly distinctive four bedroom detached property is ideal for those looking for an incomparable house to call home, offering deceptively spacious accommodation. Just a stone's throw away from a wide range of local amenities, this home is within easy reach of shops, parks, eateries, highly regarded schools, as well as having excellent transport links, and easy access into Nottingham City Centre. Internally, the entrance to the property is located on the lower level, via a feature curved wooden door, leading into the ample and versatile living spaces. The spacious family room features a focal Inglenook fireplace with stained glass windows, meanwhile the living room offers a secondary relaxation area, featuring a stunning set of large Art Deco-style double French doors that open out to the side of the property. The bright and airy fitted kitchen features a centre island with a breakfast bar, ample storage space, and open access to the dining room with a charming turret dining nook and curved Art Deco windows overlooking the garden and the valley beyond. Completing the lower level is an office, a utility room, and a three piece bathroom suite. Upstairs, there are four double bedrooms, one of which features double French doors opening onto a balcony with fantastic views of the surrounding towns, serviced by a large family bathroom suite with a jacuzzi bath and double wash basins, and a separate shower room. Completing the upstairs is internal access to the garage. The basement level boasts a large cellar extending beneath the entire property. Externally, the front of the property provides off-street parking for multiple vehicles, garage access, and paved steps leading to the gated entrance on the lower level. At the rear, a large, beautiful garden features paved patio seating areas and ample greenery.

MUST BE VIEWED





- Unique Deco-Style Detached Home
- Four Double Bedrooms
- Spacious Living Room With Feature Deco Double Doors
- Family Room With Inglenook Fireplace
- Spacious Fitted Kitchen With Centre Island
- Dining Room & Feature Turret Dining Nook
- Office, Utility Room & Ground Floor Bathroom
- Bathroom With Jacuzzi & Separate Shower Room
- Off-Street Parking, Garage & Large Rear Garden
- Must Be Viewed





LOWER LEVEL

Entrance Hall

8'11" x 23'7" & 6'7" x 3'4" (2.72m x 7.21m & 2.03m x 1.02m)

The entrance hall has wooden flooring, carpeted stairs, two radiators, a dado rail, coving to the ceiling, a ceiling rose, recessed spotlights, access to the cellar, two curved Art Deco windows to the front elevation, and a feature curved wooden door providing access into the lower level accommodation.

Dining Room

11'6" x 12'5" (3.53m x 3.79m)

The dining room has tiled flooring, a double dado rail, a TV-point, a vertical radiator, coving to the ceiling, recessed spotlights, a charming turret dining nook with curved Art Deco windows, a single UPVC door with an overhead window leading out to the rear garden, and open access to the kitchen.

Kitchen

12'5" x 12'5" (3.79m x 3.79m)

The kitchen features a range of fitted base and wall units with rolled-edge worktops and a centre island with a breakfast bar, a composite sink with a movable swan neck mixer tap, an integrated double oven, an integrated five-ring gas hob with a glass splashback and extractor fan, an integrated dishwasher, space for an American-style fridge freezer, tiled flooring, partially tiled floors, coving to the ceiling, recessed spotlights, a panelled ceiling, and Art Deco style windows to the rear elevation.

Family Room

20'2" x 14'5" (6.15m x 4.39m)

The family room has wooden flooring, an inglenook style fireplace with two Art Deco windows to the side elevation and a wooden beam, a radiator, a picture rail, coving to the ceiling, recessed spotlights, and an Art Deco window to the rear elevation.

Living Room

14'4" x 17'6" (4.39m x 5.34m)

The living room has wooden flooring, two radiators, a picture rail with undermount lighting, coving to the ceiling, a built-in storage cupboard, Art Deco windows to the side elevation, and Art Deco double French doors to the side of the property.

Office

8'6" x 10'3" (2.60m x 3.13m)

The office has carpeted flooring, a radiator, and coving to the ceiling.

Utility Room

11'11" x 8'9" (3.65m x 2.68m)

The utility room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and a drainer, space and plumbing for a washing machine and tumble dryer, a wall-mounted Worcester combi boiler, tiled flooring, partially tiled walls, and a single UPVC door providing side access.

Bathroom

7'2" x 5'4" (2.20m x 1.65m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a mixer tap and shower, tiled flooring, partially tiled walls, a radiator, and a double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'10" x 28'9" (into bay) & 6'3" x 3'3" (2.71m x 8.78m (into bay) & 1.92m x 1.01m)

The landing has carpeted flooring, two radiators, a dado rail, coving to the ceiling, recessed spotlights, access to the loft, an Art Deco style bay window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

19'7" x 14'5" (5.99m x 4.41m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and two Art Deco style windows to the rear elevation.

Bedroom Two

12'4" x 10'4" (3.77m x 3.15m)

The second bedroom has carpeted flooring, a radiator, a fitted wardrobe, coving to the ceiling, recessed spotlights, and an Art Deco style window to the rear elevation.

Bedroom Three

12'5" x 12'5" (3.81m x 3.79m)

The third bedroom has wooden flooring, a radiator, coving to the ceiling, recessed spotlights, an Art Deco style window to the rear elevation, and Art Deco style double French doors leading out to the balcony.

Bedroom Four

14'1" x 12'5" (into bay) (4.31m x 3.79m (into bay))

The fourth bedroom has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, an Art Deco style window to the side elevation, and an Art Deco style bay window to the front elevation.

Bathroom

10'2" x 8'10" (3.12m x 2.70m)

The bathroom has a low level flush W/C, a two countertop wash basins, a panelled jacuzzi whirlpool bath, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an Art Deco obscure window to the side elevation.

Shower Room

2'9" x 8'0" (0.86m x 2.45m)

The shower room has a wall-mounted handheld shower fixture, a wall-mounted wash basin, tiled flooring, water proof walls, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Garage

17'7" x 14'5" (5.38m x 4.41m)

The garage has an electric door, carpeted flooring, and an obscure double-glazed window to the side elevation.

BASEMENT LEVEL

Cellar

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking for multiple vehicles and access to the garage, paved steps down to the lower level with gated access to the rear, decorative hedges, and boundaries made up of brick walls, hedges, and metal fencing.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area and paved steps to a large lawn with ample greenery and hedges, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed – Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

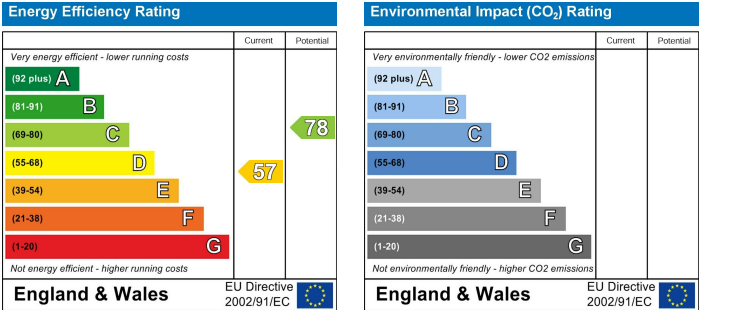
The vendor has advised the following:

Property Tenure is freehold.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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