



**140 Oakdale Road, Nottingham - NG3 7EH**

Guide Price **£350,000**



## 140 Oakdale Road

Nottingham, Nottingham

STUNNING VIEWS! Impressive split-level 3 bed detached family home with no chain and energy efficient features! Featuring stylish dining/kitchen, two bathrooms, large south facing garden and driveway!

Council Tax band: C

Tenure: Freehold

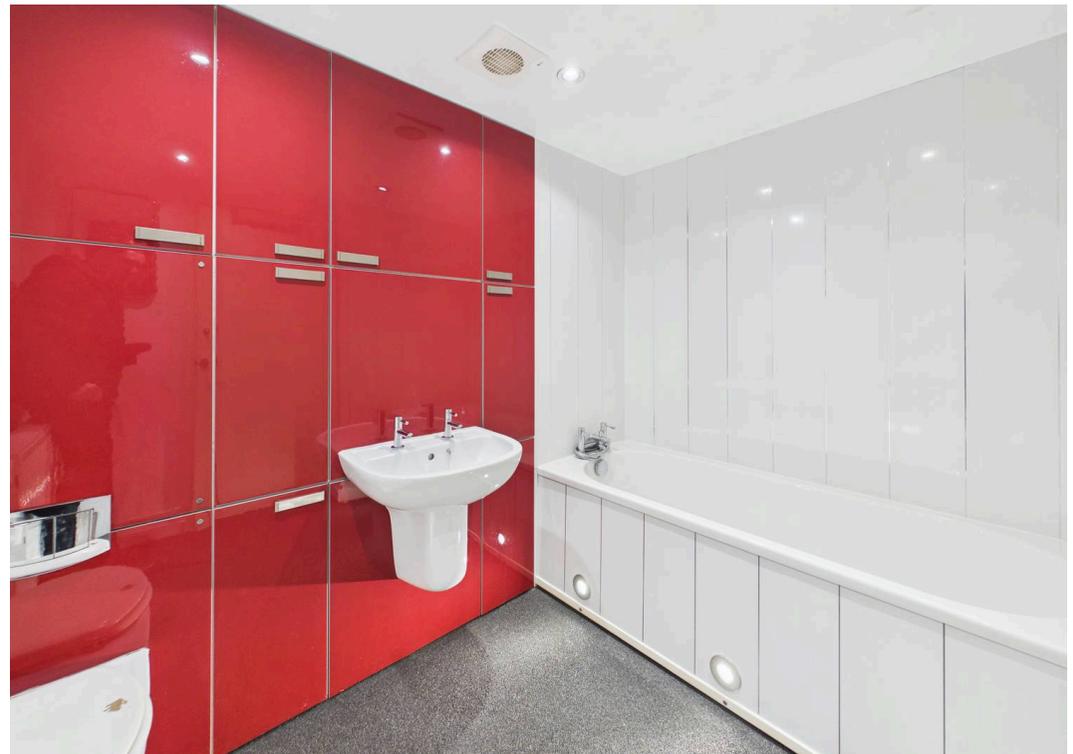
EPC Energy Efficiency Rating: C

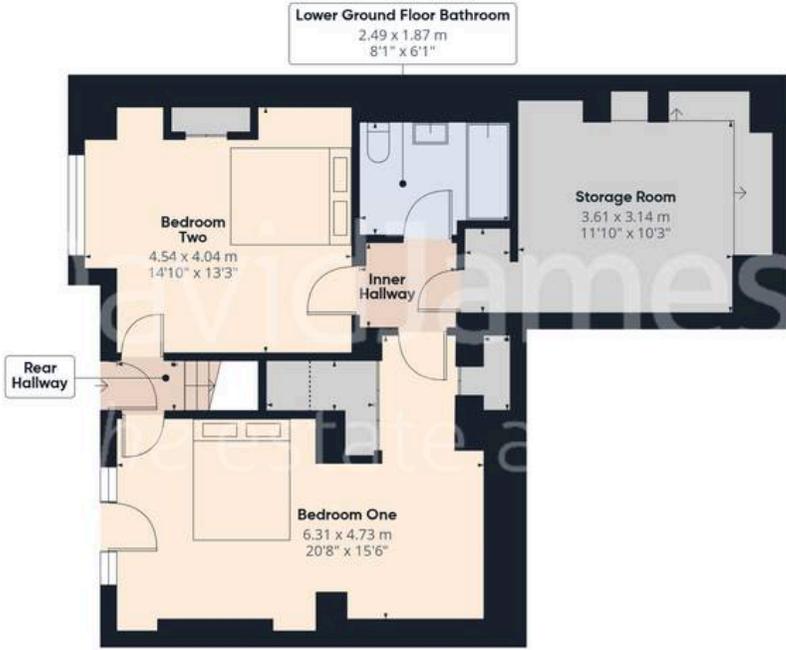
EPC Environmental Impact Rating: D

- Impressive split-level detached home offering spacious accommodation
- Sought after residential setting with stunning elevated views across the area
- Ideal for families or buyers seeking versatile living space
- Bright and spacious lounge with delightful balcony and feature stove
- Stylish dual-aspect dining/kitchen space with integrated appliances
- Versatile bedroom three/further reception room
- Two generously sized lower-level double bedrooms with fitted wardrobes
- Two modern and spacious bathrooms across both levels
- Energy efficient features including solar PV panels and heat pump
- Large south-facing garden with tiered lawn and summerhouse









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

136.7 m<sup>2</sup>

1474 ft<sup>2</sup>

**Balconies and terraces**

9.3 m<sup>2</sup>

100 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

6 ft<sup>2</sup>

(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**



## David James Estate Agents

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