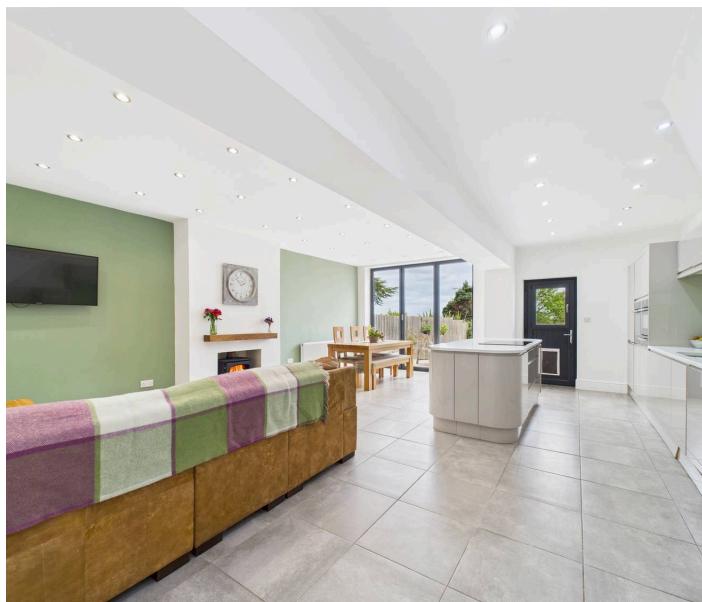




**158 Oakdale Road, Carlton – NG4 1AH**

Guide Price **£425,000**

**DavidJames**  
the estate agent



## 158 Oakdale Road

Carlton, Nottingham

Beautiful split-level home with 4 beds, stunning open-plan kitchen & spectacular views over Colwick Country Park. Offering family-sized accommodation across 3 storeys plus a large south-facing garden!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Stunning split-level detached family home
- Beautifully-presented throughout
- Within easy reach of Carlton and Bakersfield's amenities as well as Nottingham City Centre
- Bright and spacious lounge with stunning views towards Colwick Country Park
- Fantastic open plan family dining kitchen space with bi-fold doors, NEFF appliances and a feature log burner
- Four bedrooms plus an office (ground floor bedroom with an en-suite)
- Modern family bathroom with a four-piece suite (including a twin-head shower cubicle)
- Large and well-maintained multi-tier garden offering a large patio, lawn and mature planting
- Garage/workshop with a versatile gym/office/games room space below
- Multi-vehicle driveway with an EV charging point







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

192.1 m<sup>2</sup>

2068 ft<sup>2</sup>

Reduced headroom

11.1 m<sup>2</sup>

119 ft<sup>2</sup>



(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## David James Estate Agents

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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.