



£280,000 - £300,000

GUIDE PRICE

OAKDALE ROAD
CARLTON

- DETACHED
- GENEROUS REAR GARDEN
- THREE BEDROOMS
- DRIVEWAY
- CLOSE TO AMENITIES
- EPC TBC



An Exciting Renovation Opportunity with Generous Garden

THIS TRADITIONAL THREE-BEDROOM DETACHED HOME PRESENTS A FANTASTIC OPPORTUNITY FOR BUYERS LOOKING TO MODERNISE, WHILE ALSO BENEFITING FROM A WEALTH OF SPACE AND UNIQUE FEATURES. SET BACK FROM THE ROAD, THE PROPERTY OFFERS A WELCOMING FRONTRAGE WITH DRIVEWAY PARKING, AN ATTACHED GARAGE, AND A USEFUL SIDE PASSAGE PROVIDING EXTERNAL ACCESS TO THE REAR.

THE GROUND FLOOR COMPRISES A BAY-FRONTED LIVING ROOM FILLED WITH NATURAL LIGHT, A SEPARATE DINING ROOM IDEAL FOR FAMILY MEALS OR ENTERTAINING, AND A KITCHEN WITH ACCESS TO THE REAR. A SUN ROOM TO THE REAR FURTHER ENHANCES THE LIVING SPACE, OFFERING LOVELY GARDEN VIEWS AND A VERSATILE ADDITIONAL RECEPTION AREA.

THERE IS ALSO A USEFUL HALLWAY CUPBOARD AND AN OUTHOUSE LOCATED NEXT TO THE KITCHEN, PROVIDING EXCELLENT STORAGE. WHILE THE INTERIOR WOULD BENEFIT FROM REFURBISHMENT, THE LAYOUT OFFERS EXCELLENT POTENTIAL FOR RECONFIGURATION, SUBJECT TO THE NECESSARY CONSENTS. A LOFT SPACE ADDS FURTHER FUTURE POTENTIAL.

UPSTAIRS, THERE ARE THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A SPACIOUS MAIN BEDROOM AND TWO FURTHER ROOMS SUITABLE FOR FAMILY, GUESTS, OR HOME OFFICE USE. BEDROOM TWO BENEFITS FROM A FEATURE FIREPLACE. A SHOWER ROOM AND LANDING COMPLETE THE FIRST FLOOR.

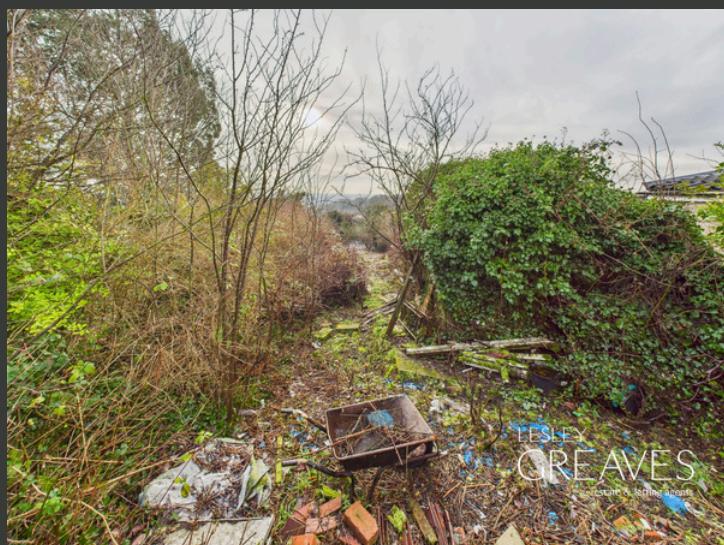
EXTERNALLY, THE PROPERTY BOASTS A PARTICULARLY LARGE REAR GARDEN EXTENDING TO APPROXIMATELY 709 SQUARE METRES. THE GARDEN INCLUDES A PATIO AREA, TWO SHEDS, A GREENHOUSE WITH AN ESTABLISHED GRAPEVINE, AN ORCHARD WITH 16 FRUIT TREES, TWO LAWNS, AND A DEDICATED VEGETABLE PLOT.

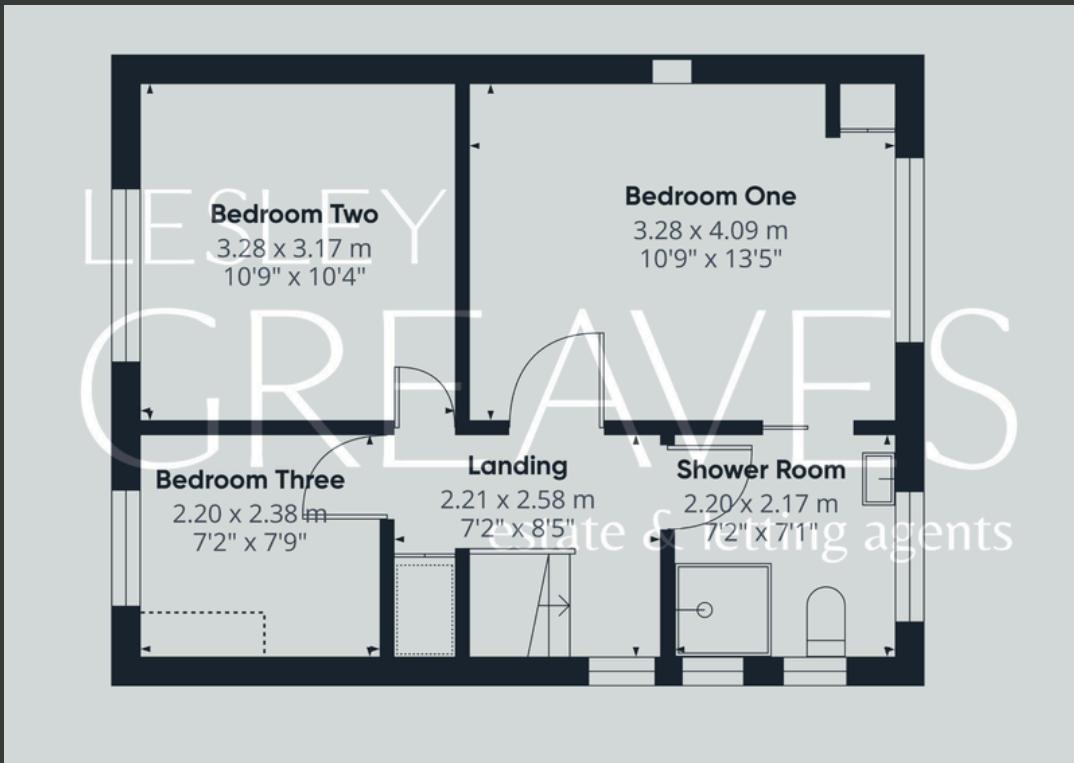
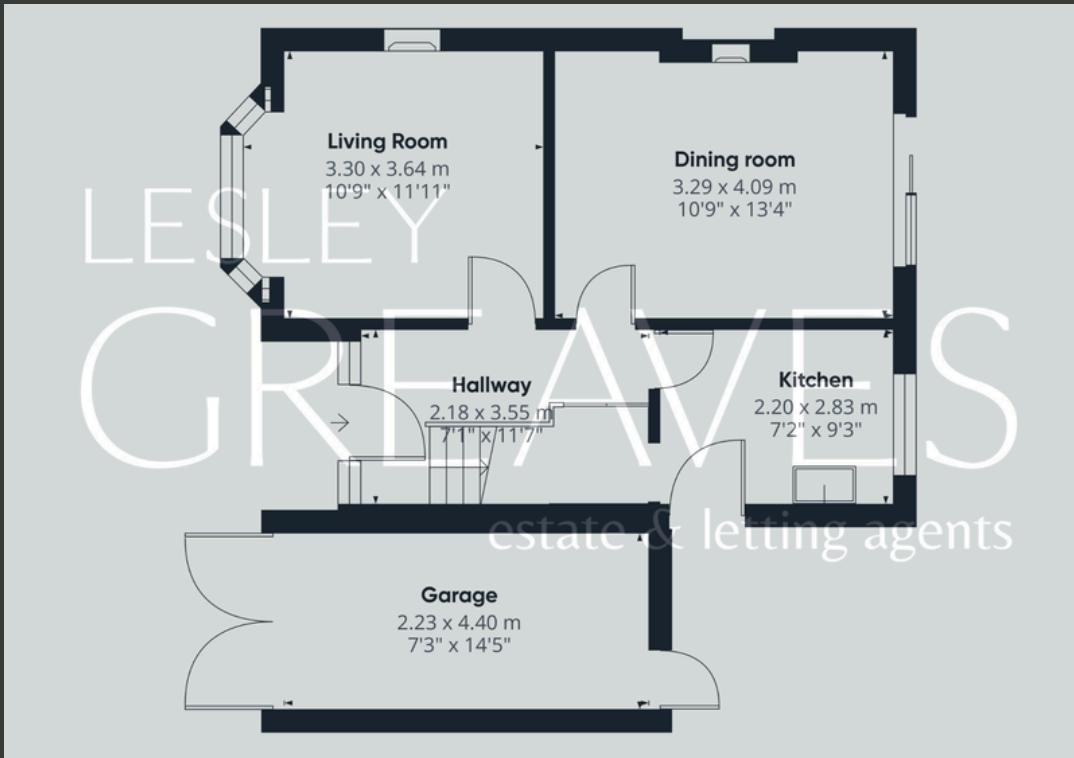
THE PROPERTY ENJOYS OUTSTANDING VIEWS ACROSS HOLME PIERREPONT COUNTRY PARK AND THE TRENT VALLEY, WITH BELVOIR CASTLE VISIBLE ON CLEAR DAYS.

SITUATED IN A CONVENIENT RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, THIS PROPERTY IS IDEAL FOR INVESTORS, DEVELOPERS, OR OWNER-OCCUPIERS SEEKING A PROJECT WITH EXCEPTIONAL LONG-TERM POTENTIAL.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SCOPE, SETTING, AND VIEWS ON OFFER.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; TBC





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road, Gedling, Nottingham, NG4 3HP

0115 987 7337

sales@lesleygreaves.co.uk