

HoldenCopley

PREPARE TO BE MOVED

Perlethorpe Close, Gedling, Nottinghamshire NG4 4GF

Guide Price £230,000 - £240,000

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WELL-PRESENTED THROUGHOUT...

This three-bedroom semi-detached home is exceptionally well-presented and offers a stylish blend of modern living and functional space, making it the ideal purchase for first-time buyers or growing families looking for a home they can move straight into. Tucked away in a highly sought-after residential location, the property is perfectly positioned close to a range of local amenities, excellent transport links, and within catchment of highly regarded schools – with the added bonus of Gedling Country Park just a short stroll away, offering scenic walks and open green spaces. To the ground floor, the property comprises a welcoming entrance hall, a convenient WC, a modern fitted kitchen, and a spacious living room offering the perfect setting for both relaxing and entertaining. Upstairs, the property boasts two double bedrooms, a further single bedroom, and a contemporary four-piece bathroom suite featuring a separate shower and stylish finishes. To the front, a driveway provides off-street parking, while to the rear, a beautifully maintained tiered garden creates the perfect outdoor retreat – complete with a large lawn, a paved patio seating area for al-fresco dining, and access to a separate utility room and a useful outdoor store.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- NEST Heating
- Driveway
- Well-Maintained Tiered Garden
- Outdoor Utility & Separate Store Room
- Sought-After Location





GROUND FLOOR

Entrance Hall

11'6" x 5'8" (3.52m x 1.75m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, an in-built under-stair cupboard, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

WC

5'9" x 2'5" (1.76m x 0.76m)

This space has a low level dual flush WC, a wash basin with fitted storage underneath, tiled splashback, and laminate flooring.

Kitchen

12'4" x 9'7" (3.76m x 2.94m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink and a half with a mono mixer tap and drainer, an integrated dishwasher, an integrated double oven, a four-ring gas hob with an extractor hood, space for a fridge freezer, tiled flooring, tiled splashback, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, a single UPVC door providing side access - which leads to the utility and store room.

Living Room

18'7" x 13'2" (5.67m x 4.02m)

The living room has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, space for a dining table, a TV point, a recessed chimney breast alcove with a feature fireplace and wooden mantelpiece.

FIRST FLOOR

Landing

8'5" x 7'8" (2.57m x 2.36m)

The landing has carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

12'5" x 12'5" (3.80m x 3.80m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Two

9'10" x 10'7" (3.00m x 3.23m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built cupboard, and a radiator.

Bedroom Three

8'6" x 8'2" (2.60m x 2.51m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

8'7" x 7'6" (2.62m x 2.30m)

The bathroom has a low level dual flush WC, a countertop wash basin with fitted storage, a wall-mounted mirrored cabinet, a shower enclosure with an overhead rainfall shower and a handheld shower head, a panelled bathtub with a handheld shower head, plinth lighting, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and two UPVC double-glazed obscure winds to the front elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with steps leading up to the door, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is a multi-level garden with a patio area, lawned areas, steps leading up to a further lawn, picket fencing, access into the utility and store room, and enclosed by fence panelled boundaries.

Utility Room

7'4" x 6'5" (2.24m x 1.96m)

The utility room has a fitted worktop and base unit, space and plumbing for a

washing machine, space for a tumble-dryer, a UPVC double-glazed obscure window, and a single UPVC door.

Store Room

4'1" x 2'11" (1.26m x 0.90)

The store room has a single UPVC door.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

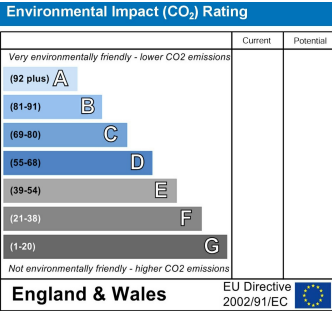
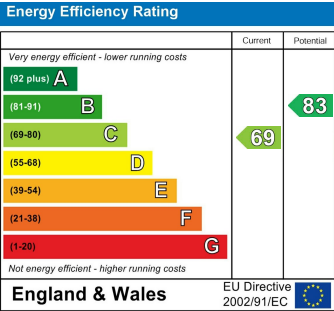
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The vendor has advised the following:
Property Tenure is Freehold

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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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