



# £230,000

GUIDE PRICE

PERLETHORPE DRIVE  
GEDLING

- THREE BEDROOMS
- LOUNGE/DINER
- MODERN KITCHEN
- WELL PRESENTED
- GARAGE & DRIVEWAY
- UTILITY ROOM
- EPC D



## Modern Semi-Detached with Spacious Living - Chain Free

THIS WELL PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERS SPACIOUS LIVING THROUGHOUT AND IS PERFECT FOR A VARIETY OF BUYERS, WITH THE ADDED BENEFIT OF NO UPWARD CHAIN. LOCATED IN THE HIGHLY SOUGHT-AFTER AREA OF GEDLING, THE PROPERTY ENJOYS EASY ACCESS TO LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS, AND HIGHLY REGARDED SCHOOLS.

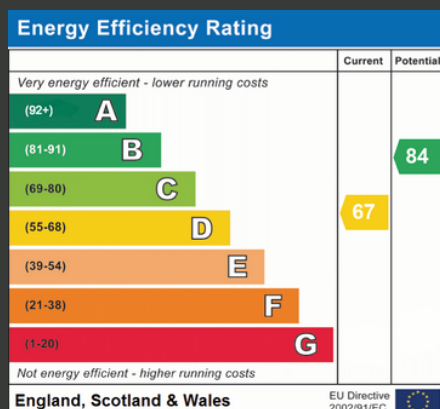
UPON ENTERING, THE GROUND FLOOR FEATURES AN INVITING ENTRANCE HALL LEADING TO AN OPEN-PLAN LIVING AND DINING AREA, COMPLETE WITH PATIO DOORS THAT OPEN TO THE REAR GARDEN. THE MODERN FITTED KITCHEN OFFERS AMPLE STORAGE, A CONVENIENT BREAKFAST BAR, AND INTEGRATED APPLIANCES, INCLUDING A FRIDGE FREEZER AND DISHWASHER, WITH ADDITIONAL ACCESS TO THE REAR GARDEN.

THE FIRST FLOOR BOASTS TWO GENEROUSLY SIZED DOUBLE BEDROOMS AND A COMFORTABLE SINGLE BEDROOM, ALONG WITH A STYLISH FAMILY BATHROOM FEATURING UNDERFLOOR HEATING FOR ADDED LUXURY.

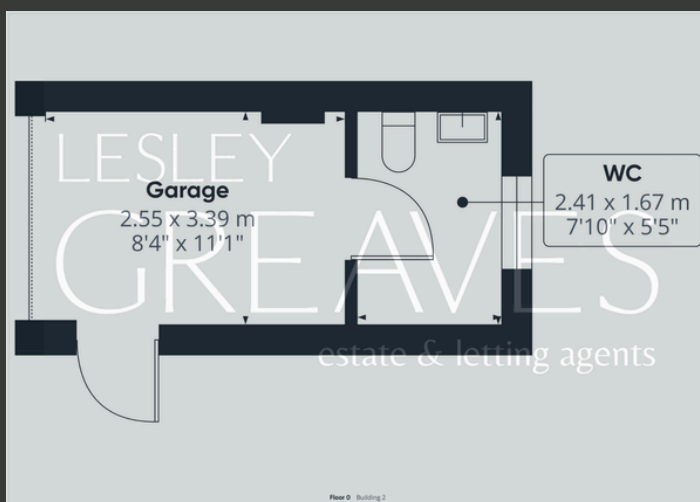
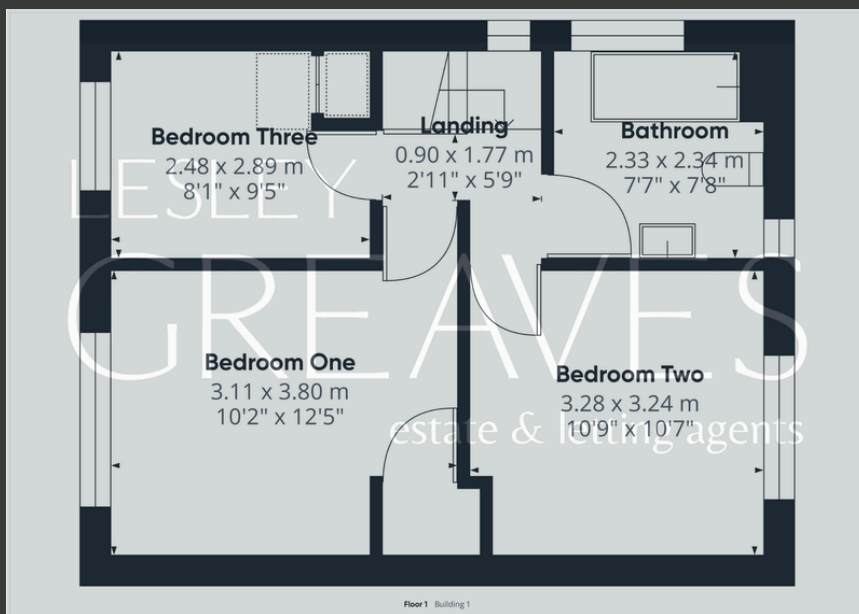
EXTERNALLY, THE PROPERTY IS COMPLEMENTED BY WELL-MAINTAINED FRONT AND REAR GARDENS, WITH THE FRONT OFFERING A TIERED DESIGN. THE PROPERTY ALSO INCLUDES A GARAGE WITH A CONVENIENT WC AND UTILITY SPACE AT THE REAR.

POSITIONED IN THE DESIRABLE AREA OF GEDLING, THE LOCATION PROVIDES AN EXCELLENT LIFESTYLE WITH NEARBY SCHOOLS, SHOPS, RESTAURANTS, AND LEISURE FACILITIES. THE AREA IS WELL-CONNECTED BY PUBLIC TRANSPORT AND IS RENOWNED FOR THE PICTURESQUE GEDLING COUNTRY PARK, WHICH OFFERS A PLAY AREA AND CAFÉ, MAKING IT IDEAL FOR FAMILIES AND NATURE LOVERS.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 80 SQ METERS







# Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk