



## 2 Perlethorpe Crescent, Gedling – NG4 4GL

Guide Price £220,000

DavidJames  
the estate agent





## 2 Perlethorpe Crescent

Gedling, Nottingham

Well-presented 3 bed semi-detached home with excellent views towards Gedling Country Park! Ideal for first-time buyers or growing families and within easy reach of amenities, schools and buses!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi-detached home in a cul-de-sac location
- Ideal for first-time buyers and growing families
- Impressive open views towards the stunning Gedling Country Park
- Close to local amenities, schools and excellent transport links to the City and surrounding areas
- Bright and inviting lounge feature a focal-point fireplace and bay window
- Stylish dining kitchen with integrated appliances and French doors
- Three first floor bedrooms (including two double rooms)
- Recently updated four-piece modern bathroom with a walk-in rainfall shower and separate bath
- Private and enclosed rear garden with an initial feature decked patio terrace
- Brick outbuilding with power plus a separate external tool shed

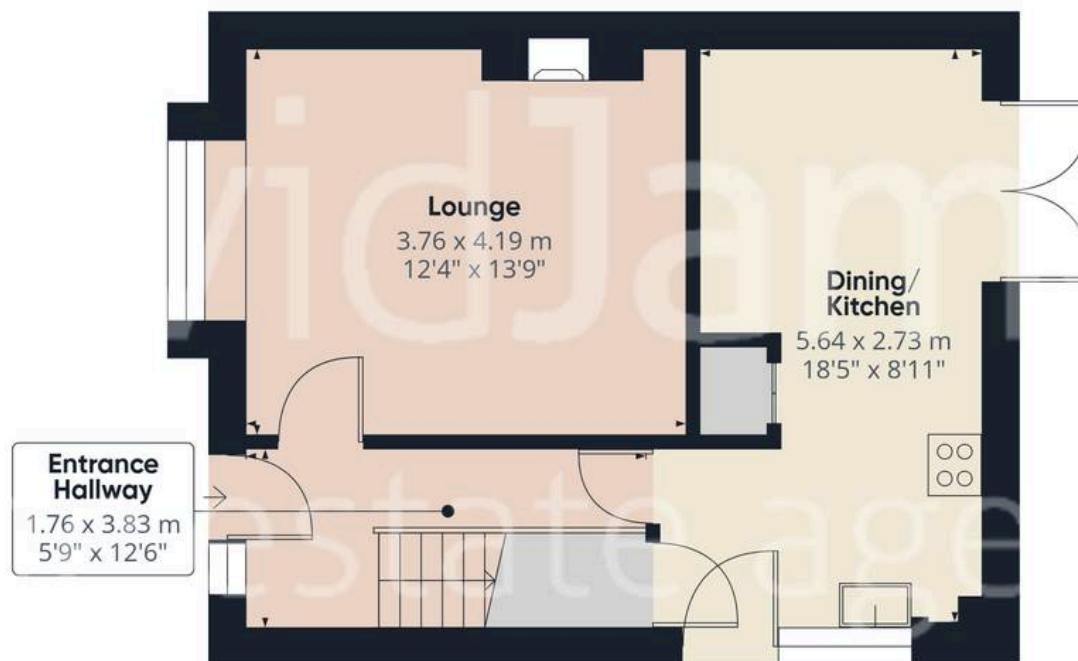












Floor 0

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

74.6 m<sup>2</sup>

803 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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