



Guide Price £175,000-£180,000

Perlethorpe Drive
Gedling
Nottingham
Nottinghamshire
NG4 4GJ

EPC Rating 'C'

Exceptionally well maintained modern semi detached house, having several remaining years left of a 10 year new build warranty. In brief the accommodation spans two floors and comprises an entrance hallway, WC, living room with French doors onto the rear garden and open plan kitchen/diner. To the first floor is a modern bathroom and two double bedrooms. There is allocated parking and a low maintenance tiered garden to the rear. The property also enjoys elevated views to the front and is located within a cul-de-sac position. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





UPVC DOUBLE GLAZED DOOR TO-

ENTRANCE HALL

Laminate flooring, doors to the kitchen/diner and to:-

WC

Low level WC, wash hand basin, laminate flooring and extractor.

KITCHEN/DINER

15' 3" x 9' 5" (4.65m x 2.88m)

Modern wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap. Fitted oven, gas hob and stainless steel extractor hood. Space for a fridge/freezer and washing machine. Cupboard housing the wall mounted boiler, laminate, radiator inset spot lights, tiled splash backs and a uPVC double glazed bow window to the front and uPVC double glazed window to the side. Open plan to:-

LIVING ROOM

12' 11" x 11' 2" (3.96m x 3.41m)

uPVC double glazed window to the side, uPVC double glazed French doors to the rear garden, stairs to the first floor and a radiator.

FIRST FLOOR

LANDING

Doors to the bedrooms and bathroom and access to the partially boarded loft with pull down ladders.

BEDROOM ONE

12' 11" x 11' 0" (3.96m x 3.37m narrowing to 2.29m)

uPVC double glazed windows to the front, with views to Gedling Country Park, and a radiator.

BEDROOM TWO

10' 11" to the front of the wardrobes x 9' 3" into recess (3.34m x 2.83m)

uPVC double glazed window to rear, radiator and modern fitted sliding door wardrobes.

BATHROOM

Modern suite comprising a low level WC, pedestal wash hand basin and panelled bath with a mains fed shower over and shower screen. Chrome heated towel rail, extractor, tiled splash backs and a uPVC double glazed opaque window to the side.

OUTSIDE

To the front is allocated parking and steps leading to the front of the property and access at the side where there is a gate to the rear garden. To the rear is a paved patio area with steps leading to another two garden areas which are gravelled for ease of maintenance.



Tenure: Freehold

Council Tax Band A

Local Authority: Gedling Borough Council

Property Directions:

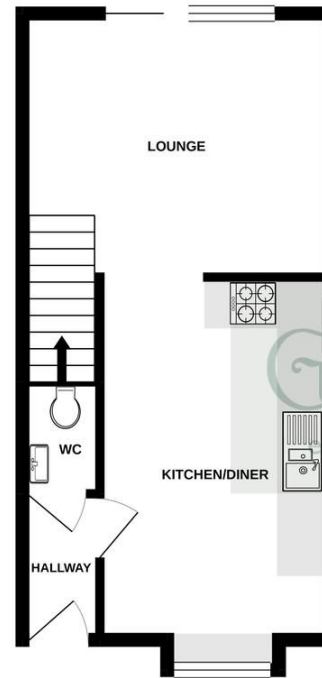
From our office on Main Road, Gedling proceed to the traffic light junction and turn right into Westdale Lane. Continue along eventually turning right into Perlethorpe Avenue, take the first turning on the left into Perlethorpe Drive where the property can be identified on the left hand side by our for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

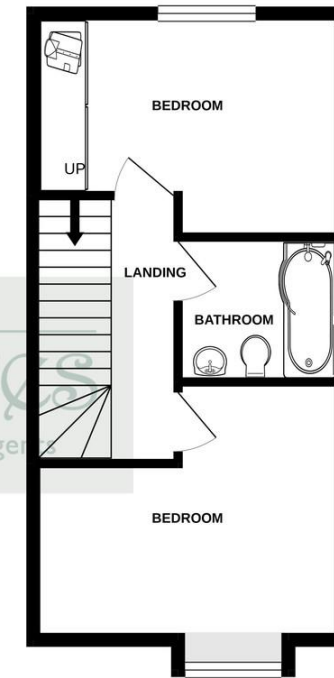
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GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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