

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

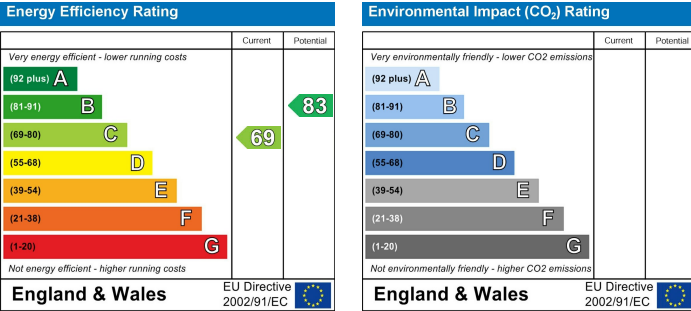
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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