



5 Perlethorpe Crescent, Gedling, NG4 4GL  
£250,000



Marriotts







# 5 Perlethorpe Crescent Gedling, NG4 4GL

- Large corner plot
- Extended kitchen dining room
- Bathroom with 4 piece suite
- Spacious living room
- 3 bedrooms
- Driveway and garage

Extended 3-bedroom semi-detached property occupying a large corner plot with NO UPWARD CHAIN. Large through living room, recently refitted kitchen in 2025 with integrated appliances opening into the extended dining space. Modern bathroom with 4-piece suite, gas central heating, UP C double glazing, driveway and garage.

Located within easy reach of Gedling and Mapperley amenities, and Gedling Country Park.



£250,000



## Overview

Delightful 3 bedroom semi-detached house which occupies a generous corner plot, providing ample outdoor space for relaxation and recreation. Inside, you will find a large through living room that invites natural light, creating a warm and welcoming atmosphere. The recently refitted kitchen is a highlight, seamlessly opening into an extended dining area, making it ideal for entertaining guests or enjoying family meals.

The bathroom features a modern four-piece suite, ensuring convenience and comfort for all residents. Additionally, the property benefits from a driveway and a garage.

Situated within easy reach of both Gedling and Mapperley, this home is perfectly positioned for those looking for easy access to local amenities including school, shops and bus routes. Furthermore, the proximity to Gedling Country Park provides an excellent opportunity for outdoor activities and leisurely walks in nature.

This property is a wonderful blend of space, style, and location, making it a must-see for anyone looking to settle in this desirable area of Nottingham.



## Entrance

Access to the inner hallway is via a composite front door with a side window, wood effect Vinyl flooring, wall mounted thermostat, doors to the living room and kitchen, and carpeted stairs to the first floor

## Living room

Carpeted with UPVC window to the front and UPVC patio doors to the rear garden and 2 radiators,

## Kitchen diner

Kitchen area - fitted with blue wall and base units, worktop and metro tile splashback, integrated electric oven, gas hob and extractor hood over, integrated microwave, space for washing machine and dishwasher under-counter, wall unit houses the combination boiler, electric consumer unit located in a base unit, mat black sink & drainer with mixer tap, under stairs storage cupboard, Luxury rigid vinyl flooring with integrated underlay

Dining area - An open archway leads into the extended dining area which has wooden flooring, UPVC door to the front side, UPVC patio doors to the rear garden, UPVC window to the rear, radiator

## Landing

Carpeted with loft hatch, UPVC window to the side

## Bedroom 1

UPVC window to the front, laminate flooring, radiator, fitted storage cupboard

## Bedroom 2

UPVC window to the rear, laminate flooring, radiator,

## Bedroom 3

UPVC window to the front, laminate flooring, radiator,

## Bathroom

Fitted with a 4-piece suite comprising of corner bath with mixer taps and hand held shower attachment, corner shower cubicle with glass doors, mains shower with rainwater head and handheld head, wash hand basin and toilet. Half tiled walls and tiled floor, heated towel rail, 2x UPVC window to the rear and side

## Outside

To the front the property is accessed via a long driveway leading to a detached garage, bordered with mature hedges and with a decorative garden area.

The rear garden offers large lawned area wrapping around the house in its corner plot, bordered with mature hedges, there is a slabbed patio area, useful outdoor tap and double electric point.

## Material Information

TENURE: Freehold









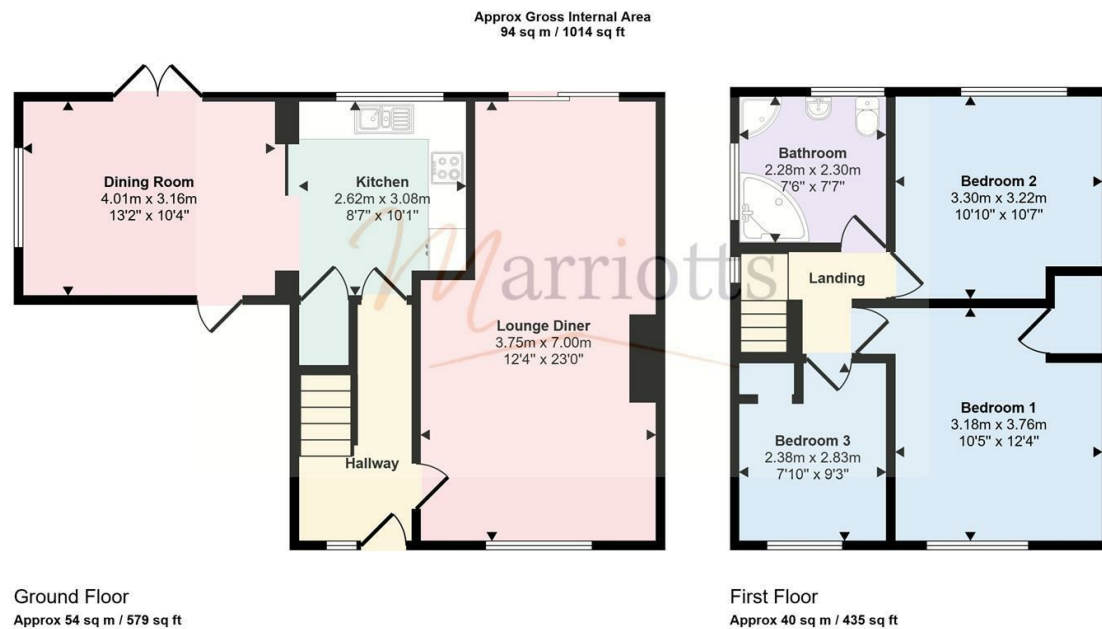


COUNCIL TAX: Gedling Borough - Band B  
PROPERTY CONSTRUCTION:  
ANY RIGHTS OF WAY AFFECTING PROPERTY:  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
FLOOD RISK:  
ASBESTOS PRESENT:  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus  
MAINS ELECTRICITY PROVIDER: Octopus  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: No  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION:









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.

2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.

3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.

4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.

5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).