



5 Perlethorpe Crescent, Gedling, NG4 4GL

£229,995



Marriotts



# 5 Perlethorpe Crescent Gedling, NG4 4GL

- Extended semi-detached house on large corner plot
- Kitchen with integrated appliances and dining area
- Bathroom with 4 piece suite
- Spacious living room
- 3 bedrooms
- Driveway and garage

**NO UPWARD CHAIN** - Extended 3-bedroom semi-detached property occupying a large corner plot. With 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, UPVC double glazing, driveway and garage.

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



**£229,995**



## 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



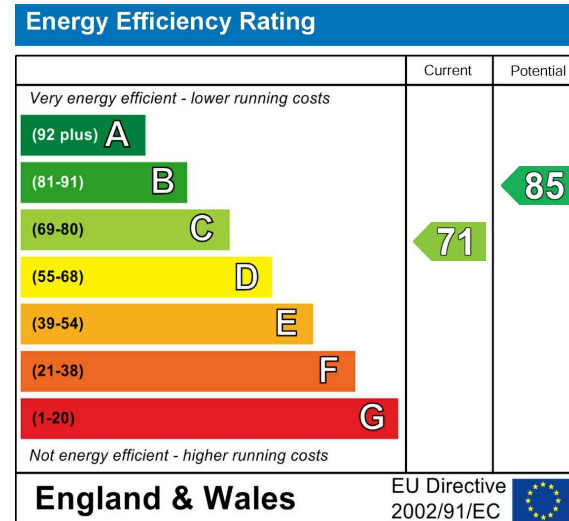
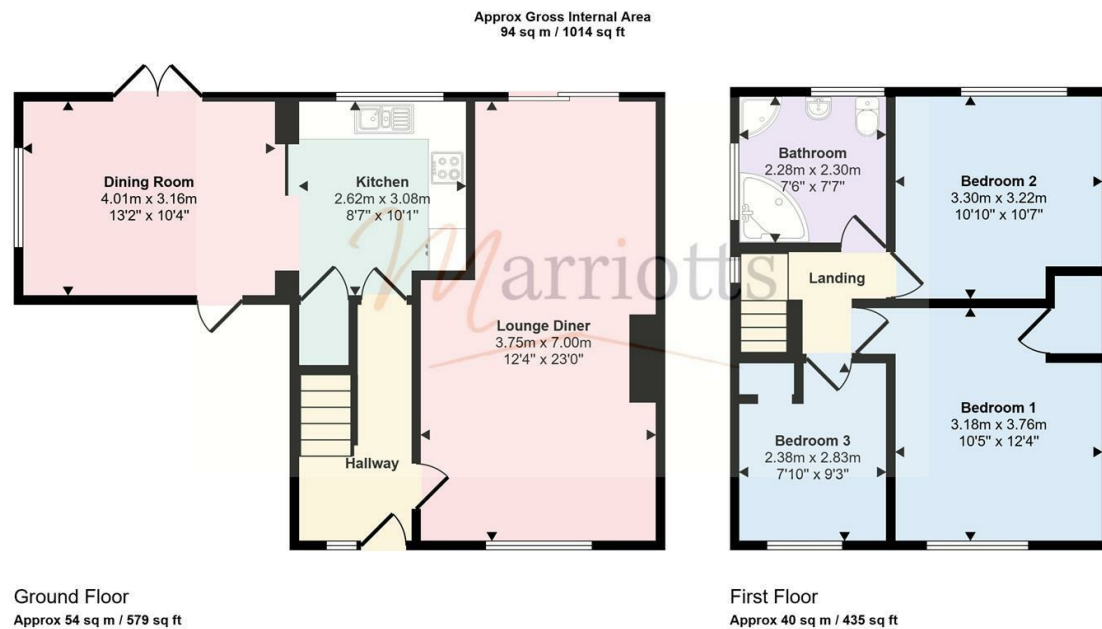




COUNCIL TAX: Gedling Borough - Band B  
 PROPERTY CONSTRUCTION:  
 ANY RIGHTS OF WAY AFFECTING PROPERTY:  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
 FLOOD RISK:  
 ASBESTOS PRESENT:  
 ANY KNOWN EXTERNAL FACTORS:  
 LOCATION OF BOILER: Kitchen  
 UTILITIES - mains gas, electric, water and 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:







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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