



14 Perlethorpe Drive, Gedling – NG4 4GJ

Guide Price **£250,000**

DavidJames
the estate agent



14 Perlethorpe Drive

Gedling, Nottingham

Inviting semi-detached home close to both Gedling and Mapperley's amenities! Offering a superb open-plan living area, lounge, 3 beds and a stylish bathroom alongside a drive, garage and low-maintenance garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

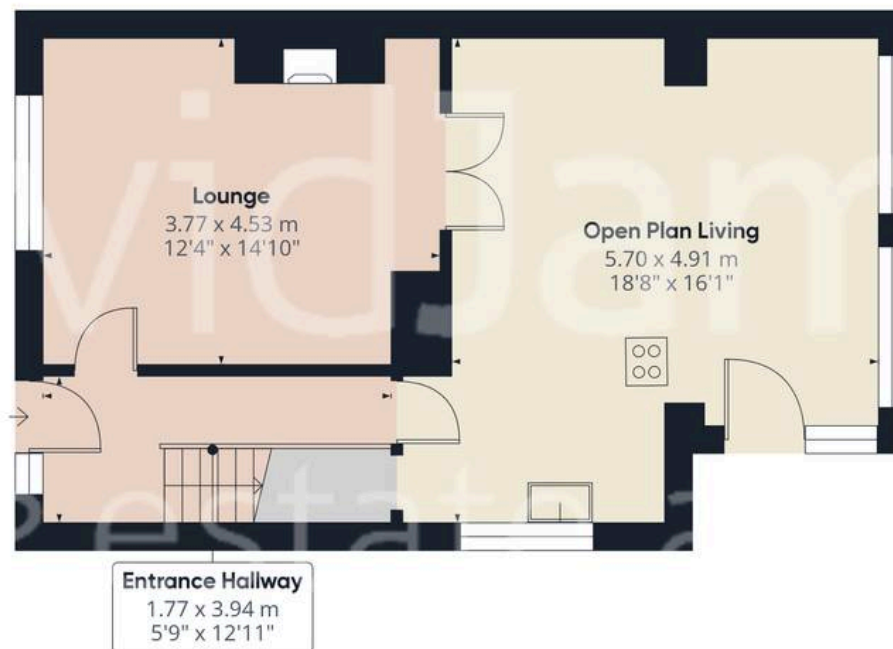
EPC Environmental Impact Rating: C

- Well-presented semi-detached family home
- Within easy reach of both Gedling and Mapperley's nearby amenities, schools and bus links
- Welcoming lounge with herringbone-style flooring and a feature solid fuel burner
- Open plan living area including a modern kitchen area with peninsula island, dining and family area
- Three bedrooms (including two good-sized double bedrooms)
- Stylish bathroom with four-piece suite including both a shower cubicle and bath
- Underfloor heating in key areas and a gas combi boiler to ensure year-round comfort
- Low-maintenance and enclosed garden with impressive views
- Garage with power and lighting (currently utilised as a utility area and office space)
- Driveway providing off-street parking









Floor 0 Building 1

Approximate total area⁽¹⁾

86.23 m²

928.16 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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