

1 Perlethorpe Drive, Gedling - NG4 4GJ

Guide Price £235,000

DavidJames
the estate agent







1 Perlethorpe Drive

Gedling, Nottingham

VIEWING ADVISED! Charming semi-detached home on a desirable Gedling corner plot with 3 beds, lounge/dining room, fitted kitchen & garden to three sides. Conveniently located for amenities & bus links!
Council Tax band: B

Tenure: Freehold

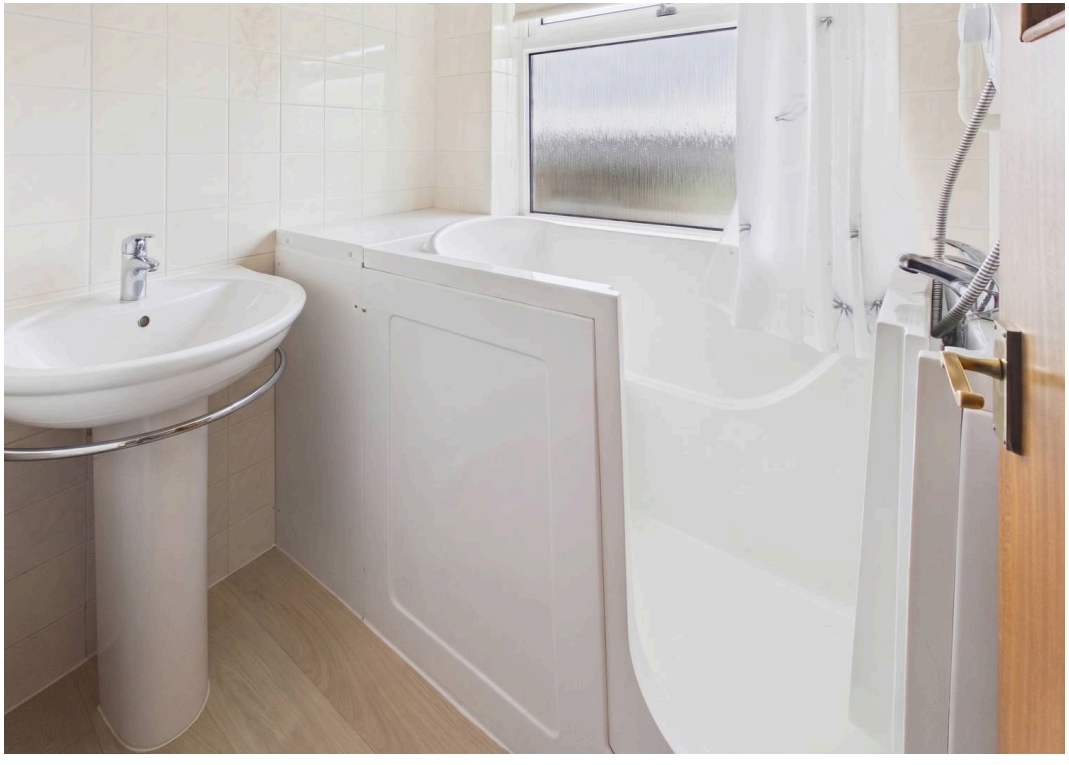
- Charming semi-detached home positioned on a desirable corner plot
- Convenient location with local amenities, shops and buses close by
- Ideal purchase for first-time buyers, growing families and investors
- Bright and spacious rear-facing lounge/dining room with a feature fireplace
- Fitted kitchen with integrated cooking appliances and casual dining space
- Three well-proportioned bedrooms (second bedroom with fitted furniture)
- Two-piece bathroom with an accessible walk-in bath and separate WC
- Tiered rear garden offering low-maintenance outdoor space
- Additional side garden with a paved patio and mature planting
- Good-sized front garden with established planting and lawn













Floor 0





Floor 1

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Approximate total area(1)

73.3 m²

789 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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