



Peterborough Road, Ailsworth, Peterborough  
offers in excess of £325,000 **Freehold**

QUENTIN  
MARKS



# Key Features



- Beautifully Presented Spacious Family Home
- Detached Garden Room / Home Office
- Lovely Lounge
- Breakfast Kitchen
- Utility Room

Beautifully presented throughout, this charming 3 storey property has been thoughtfully improved by the current owner and offers well-balanced, versatile accommodation.

You enter the home via a replacement entrance door with attractive stained-glass panels, leading into a delightful living room. This inviting space features a UPVC double-glazed window to the front with fitted shutters, along with bespoke shelving set into a recess.



To the rear, the spacious kitchen is extensively fitted with a range of base units incorporating cupboards and drawers, complemented by work surfaces and matching eye-level units. There is a glass hob with extractor over, a built-in double oven, plumbing for a dishwasher, and a useful built in breakfast seating area with storage beneath.

A rear lobby provides access to the bathroom, which is fitted with a low-level WC, a vanity wash hand basin with storage below, and a bath with shower attachment. There is also a utility porch offering an integrated washer dryer, additional cupboards, and further storage space, along with a door leading out to the rear garden.

On the first floor are two well-proportioned bedrooms. The generous front bedroom benefits from multiple built-in wardrobe cupboards and additional storage, while the rear bedroom comfortably accommodates a double bed and features two double-glazed windows along with a built-in cupboard housing the gas-fired central heating boiler. Also on this floor is a refitted shower room comprising a low-level WC, vanity wash hand basin, and a large shower cubicle.

The second floor is dedicated to an impressive master bedroom, enjoying a double-glazed window to the front and access to the loft space.





Total floor area 135.4 sq.m. (1,457 sq.ft.) approx

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Outside, the south-facing rear garden is a particular highlight, featuring a paved patio leading to a lawned area. A pedestrian gate at the rear provides access to a garage, which is approached via a rear roadway.

A particular feature of the property is the detached garden room (3.68m x 2.7m), providing a versatile additional space ideal for home working, a studio, gym, hobby room or relaxation room. Positioned within the landscaped rear garden, it creates a valuable extension of the living accommodation and is fully insulated with power and lighting.

Viewing of this lovely home is highly recommended.


To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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INFORMATION



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