



Normangate, Ailsworth Peterborough
offers in the region of £385,000 **Freehold**

QUENTIN
MARKS



Key Features



- Modernised Semi-Detached Home
- Sought-after Village Location
- No Onward Chain
- Four Bedrooms
- Principle Bedroom With En-suite

This improved semi-detached home is situated within the sought-after Normangate development in the popular village of Ailsworth. Freshly decorated throughout and offered to the market with no onward chain, the property provides well-proportioned and versatile accommodation arranged over three floors.

The ground floor features a welcoming entrance hall with radiator, useful understairs storage and access to the cloakroom. To the rear is a generous kitchen/diner, recently redecorated and benefiting from new laminate flooring. The kitchen is fitted with a comprehensive range of base and eye-level units, cupboards and drawers, complemented by plentiful worktop space. Integrated appliances include a fridge freezer, dishwasher and washing machine, alongside a built-in eye-level electric double oven, four-ring gas hob and extractor

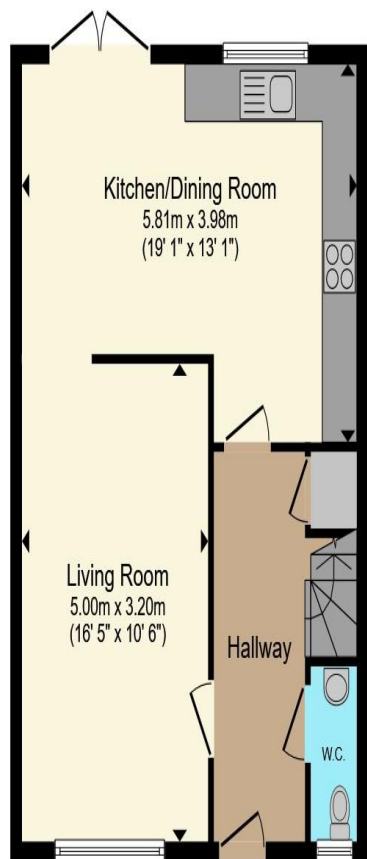


hood. The dining area enjoys views over the rear garden, with PVCu double-glazed windows and patio doors opening directly onto the garden. The well-proportioned living room is centred around a living-flame-effect electric fire set within an attractive feature surround. Large front-facing windows overlook the garden, allowing plenty of natural light and creating a warm and welcoming atmosphere.

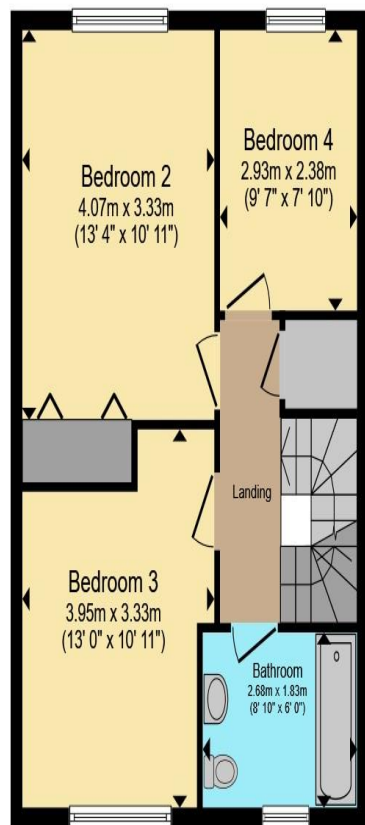
The first-floor landing has a large storage cupboard & provides access to 3 of the property's 4 bedrooms and the family bathroom. The three well-proportioned bedrooms offer versatile accommodation suitable for family members, guests, a home office or additional living space. Bedroom 2 includes fitted wardrobes. The family bathroom is fitted with a bath with shower over, WC and wash hand basin, together with a heated towel rail and frosted front-facing window. The entire second floor is dedicated to the principal bedroom and en-suite shower room, creating an excellent private retreat. The bedroom benefits from built-in wardrobes, positioned within separate alcove are two radiators and access to the en-suite. The en-suite is fitted with a shower, WC and wash hand basin, together with a heated towel rail.

The rear garden is a particularly attractive feature, offering a good degree of privacy with mature trees positioned around the boundaries. The garden has been thoughtfully landscaped with established foliage, a central lawn and a small, paved seating area. There is also

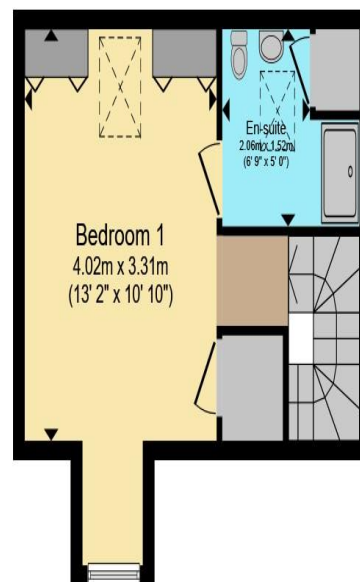




Ground Floor



First Floor



Second Floor

Total floor area 120.7 sq.m. (1,299 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io



pedestrian access to the single garage, encompassing an up-and-over door, power and lighting. We are advised that the garden shed is included in the sale price.

To the front is a small, neatly presented garden, providing an attractive approach while separating the property from the road.

With its modern presentation, flexible three-storey layout and desirable village setting, this is an excellent opportunity for a family looking for a well-maintained home with no immediate work required.

Ailsworth is a highly regarded village offering a welcoming community atmosphere, with a range of local amenities and community facilities close at hand. The neighbouring village of Castor further complements the location, providing additional amenities, services and facilities, along with a strong sense of community. Together, the two villages offer an excellent setting for those seeking a peaceful yet well-connected place to live, while remaining within easy reach of Peterborough and its wider range of amenities and transport links.

All measurements are listed on the floor plan.

AGENT'S NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not proceed.

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INFORMATION



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