



Normangate, Ailsworth Peterborough  
**£475,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Four Bedrooms
- En-Suite To Master
- Kitchen/Diner
- Downstairs Cloakroom
- Enclosed Rear Garden

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. UPVC Double glazed window to side. Radiator. Amtico flooring. Stairs to first floor.

**CLOAKROOM:** Low level WC. Wash hand basin with mixer tap. Radiator. Amtico flooring.

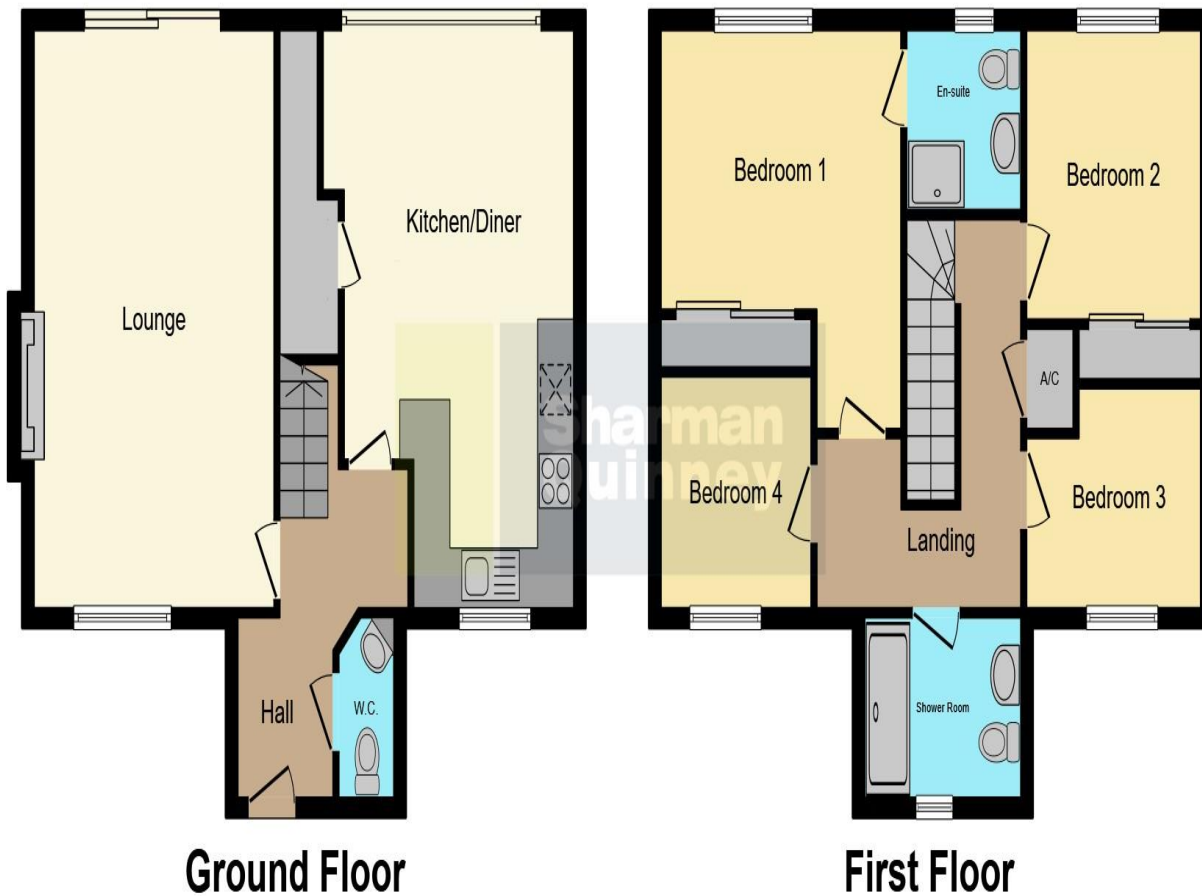
**KITCHEN/DINER:** 5.80m x 3.99m (19'05" max x 13'11" max) UPVC Double glazed window to front and Bi-Folding doors to rear. Fitted with a range of base and wall units with Quartz work tops. Sink and drainer with Quooker (boiling hot water) tap. Built in double oven. Fitted induction hob with cooker hood over. Integrated dishwasher and fridge/freezer. Built in cupboard housing further sink. Radiator. Amtico flooring.

**LOUNGE:** 5.82m x 3.35m (19'11" x 11'01") UPVC Double glazed window to front and French doors to rear. Two radiators. Feature fireplace. Amtico flooring.

## FIRST FLOOR

**LANDING:** Loft access. Radiator. Built in airing cupboard housing hot water cylinder.





BEDROOM: 3.36m x 2.75m (11'03" max x 9'05" plus recess)  
UPVC Double glazed window to rear. Built in wardrobes.  
Radiator.

EN-SUITE: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

BEDROOM: 2.76m x 2.74m (9'07" x 9'01") UPVC Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM: 2.76m x 2.15m (9'07" x 7'06") UPVC Double glazed window to front. Radiator.

BEDROOM: 2.16m x 2.14m (7'10" x 7'04") UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Wall mounted electric shower over. Heated towel rail.

#### OUTSIDE

FRONT: Driveway providing off road parking.

GARAGE: Up and over door. Power and lighting. Personal door to garden.


REAR GARDEN: Enclosed by fencing. Laid to lawn area with gravel borders. Patio area.

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

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

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