



103 Ainsdale Drive  
Werrington PE4 6RP  
£255,000



# 103 Ainsdale Drive

## Werrington PE4 6RP

Situated in the popular location within Werrington village is this well presented, semi detached, family home, convenient for local amenities, schools with great transport links nearby, and in brief the property comprises.

Entrance Hall with PVCu double door with side window, leading into a light and airy entrance hall with, stairs leading to the first floor & landing, from here, door leads into a spacious lounge/diner with two double glazed windows overlooking the rear garden, and a gas fireplace Good size kitchen/ breakfast room, with a fitted range of wall and floor level units with worktop surfaces over, inset one and a half bowl single drainer sink unit with mixer tap with storage under, with an integrated electric oven with fitted gas hob with extractor hood over, in addition there is plumbing for washing machine, built in storage recess, tiled flooring, dual aspect windows and a double glazed door leading to the side aspect.

On the first floor, there is a built in airing cupboard housing hot water tank, and access to the loft space, from the landing, separate doors leads to three decent size bedrooms and a re-fitted family bathroom, comprising, clover shaped panelled bath with shower over with shower screen, pedestal wash hand basin, and WC, extensive tiling to all walls, heated towel rail and double glazed window to the side aspect..

Outside, to the front, open plan front garden with block paved driveway providing ample parking, leading to an integral garage with power & light connected, to the side of the property, gated access provides access into the rear garden. An enclosed rear garden which is mainly laid to lawn with paved sun patio area, flower and shrub beds, outside lighting, and an outside power supply.

Tenure: Freehold  
Council Tax Band: C





Entrance Hall:

Lounge/Diner:  
12'2" max x 20'7" (3.72m max x 6.29m)

Kitchen/Breakfast Room:  
17'10" x 8'7" max narrowing to 6'3"  
(5.46m x 2.64m max narrowing to 1.93m)

First Floor & Landing:

Bedroom 1:  
12'6" x 10'10" (3.83m x 3.31m)

Bedroom 2:  
8'9" x 11'0" (2.69m x 3.36m)

Bedroom 3:  
12'6" x 6'3" (3.83m x 1.92m )

Family Bathroom:

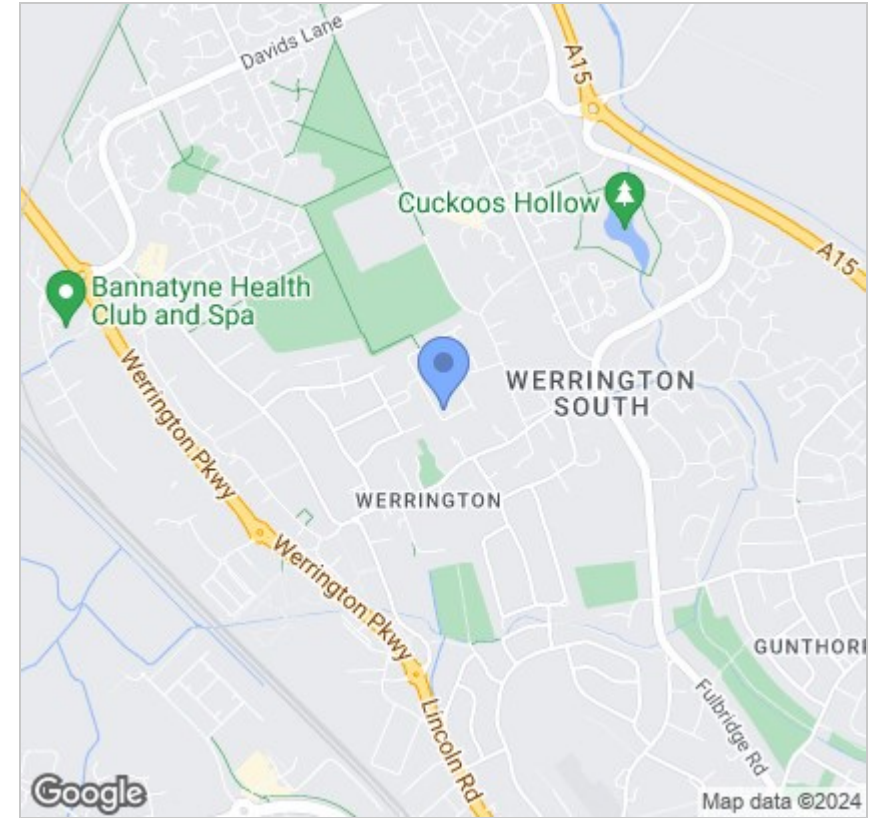
Garage:  
15'8" x 7'8" (4.79m x 2.36m)



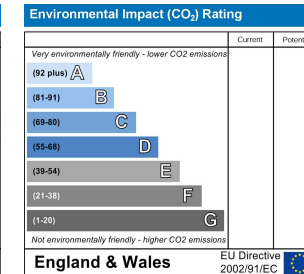
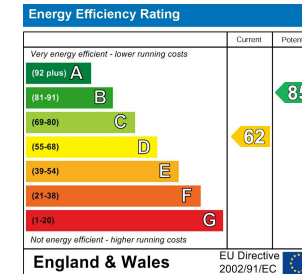
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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