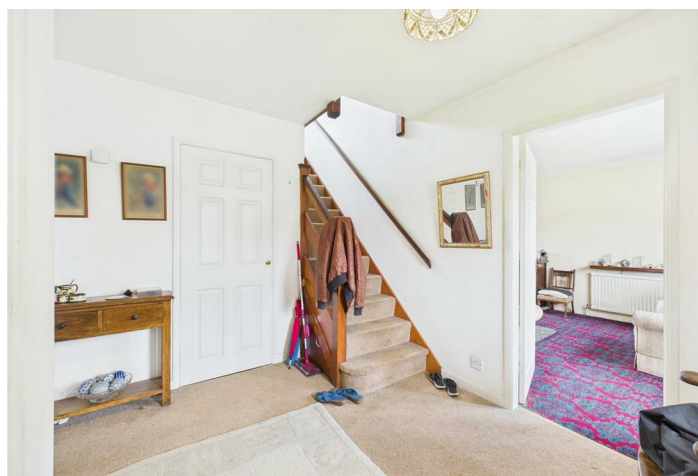


FREEHOLD



House - Detached (EPC Rating: E)

**19 HOLME CLOSE, AILSWORTH, PE5 7AQ**

Guide price

**£495,000**

**Bellavie**  
HOMES  
ESTATE AGENTS



# 4 Bedroom House - Detached located in Ailsworth

Welcome to this charming detached house located in the desirable area Ailsworth. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The property features a bright and airy bathroom, ideal for unwinding after a long day. The south-facing garden is a delightful spot to soak up the sun and enjoy outdoor activities with loved ones and is completely private with large conifers. The 19' lounge provides a cosy setting for gatherings or quiet evenings in.

With a separate dining room, hosting dinner parties or family meals will be a breeze. The 1,475 sq ft of living space offers plenty of room for comfortable living. Each of the four good-sized bedrooms provides a peaceful retreat for a good night's sleep.

Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm and warmth this house has to offer.

## Kitchen

12'0" x 8'8"

## Utility

6'5" x 6'2"

## Lounge

18'11" x 11'5"

## Dining Room

11'11" x 10'0"

## Bedroom 1

13'5" x 10'0"

## Bedroom 2

11'5" x 10'5"

## Bedroom 3

11'5" x 8'2"

## Bedroom 4

9'9" x 8'3"

## Bathroom

## Double Garage

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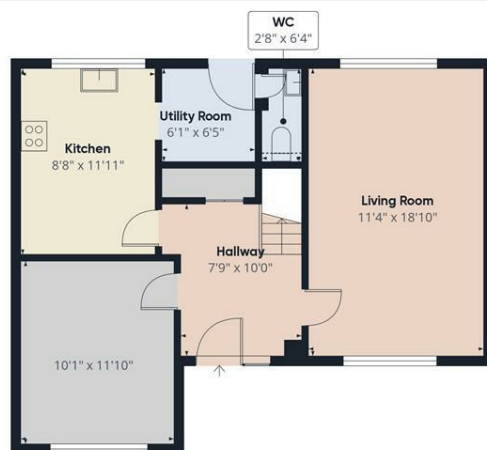


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PETERBOROUGH | 62 CANTERBURY ROAD, WERRINGTON,  
PETERBOROUGH, CAMBRIDGESHIRE, PE4 6PA





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1183.94 ft<sup>2</sup>

Reduced headroom  
17.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

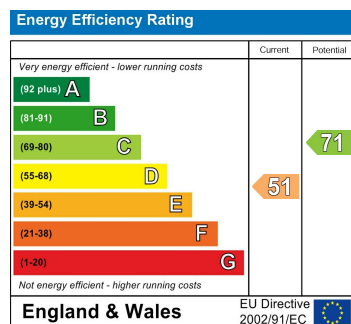
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Council Tax Band

**E**

Energy Performance Graph



Call us on

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[hello@bellaviehomes.co.uk](mailto:hello@bellaviehomes.co.uk)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.