



Hurfords

Holme Close, Ailsworth Peterborough Freehold: £495,000

Key Features



- Sought After Location of Ailsworth Next to Castor
- Good-Sized South Facing Rear Garden
- Double Garage and Driveway
- Kitchen and Utility Room
- Two Reception Rooms

Built in 1972 to a high standard by local builder, Cadman Homes of Stamford. One of nineteen similar style dwellings in a quiet cul-de-sac location. The property has been updated with fitted kitchen and panel doors. The bathroom is an unfinished project but remains fully usable. The new owner may wish to rearrange the layout to incorporate a contemporary shower cubicle to replace the over-bath shower.

A partly enclosed entrance porch leads into a good-sized entrance hallway with cloak cupboard and under-stairs storage. Doors lead off into the sitting room, dining room and kitchen together with stairs to the first floor.

The 19' sitting room is double aspect with windows overlooking the front and rear with two



radiators allowing for flexible layout of furnishings.

The good-sized dining room sits at the front of the property and could double as a playroom or home office subject to the purchasers' requirements. There is also the opportunity to reconfigure to create a contemporary open plan space should the buyer require (STPP).

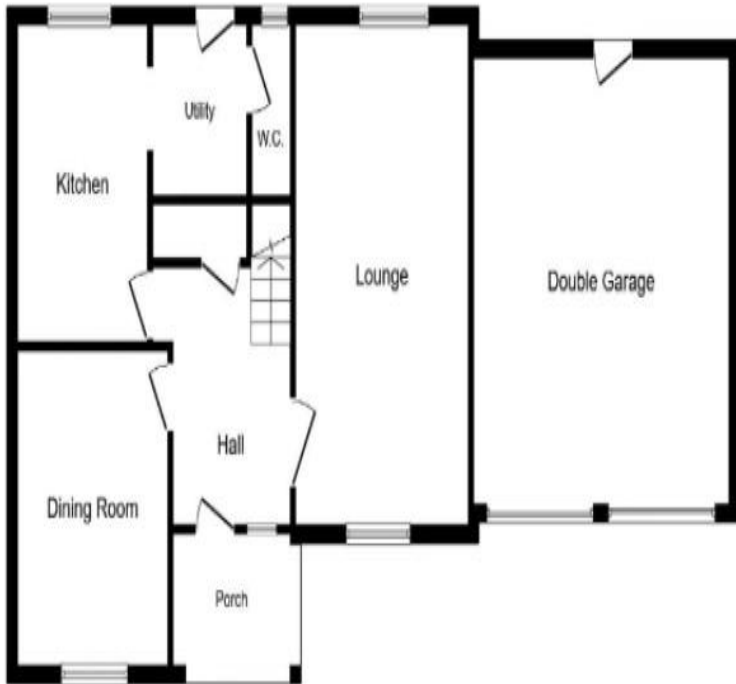
The kitchen faces south, with a window overlooking the rear garden and is fitted with oak-shaker style base and wall units with fitted electric oven and hob.

The kitchen leads into the utility room with matching worktop and wall cupboards. There is plumbing and electric sockets for appliances, together with wall mounted heating-boiler. The rear garden door is off the utility room.

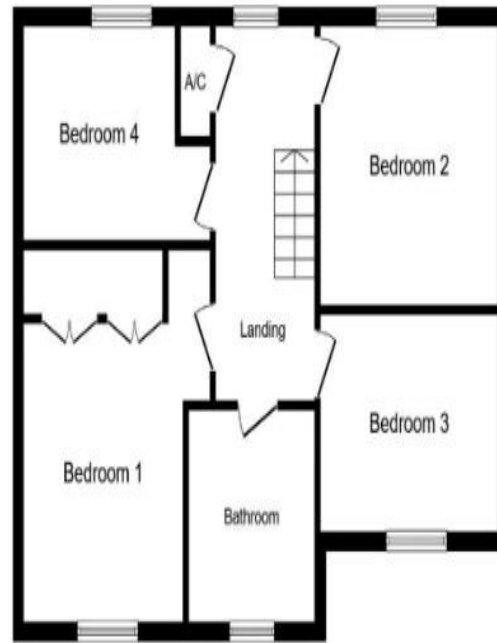
A small downstairs cloakroom with two-piece suite is accessed from the utility room.

A straight staircase leads from the hallway to a galleried landing with airing cupboard and doorways to the four good-sized bedrooms and the bathroom. Two of the double bedrooms overlook the rear aspect of the property and two at the front aspect including the master bedroom which benefits from fitted wardrobes.

Ground Floor



First Floor



The family bathroom has a three-piece suite with an over-bath shower.

Outside, the double garage has twinned up-and-over doors and a personal rear door to the garden. There is a 400-gallon oil heating storage tank in the garage, which is more than enough for a full year's supply. Although there is now a piped gas supply in the village, the current owner preferred to retain oil-fired heating when updating to a condensing boiler four years ago. A substantial garden shed 10' x 8' is included in the sale. There is paved hardstanding to the side of the house, which has been used to keep a caravan but could accommodate, a vehicle, boat, trailer etc.

AGENTS NOTE: The property has been updated with UPVC double-glazing and cavity wall insulation. There is an opportunity to acquire an extra 10 feet to the rear boundary to extend the rear garden after April 2024 in consideration of £100 purchase price which the vendor will explain in further detail should prospective buyers require.

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