



Normangate, Ailsworth Peterborough  
£400,000 **Freehold**

**QUENTIN  
MARKS**



# Key Features



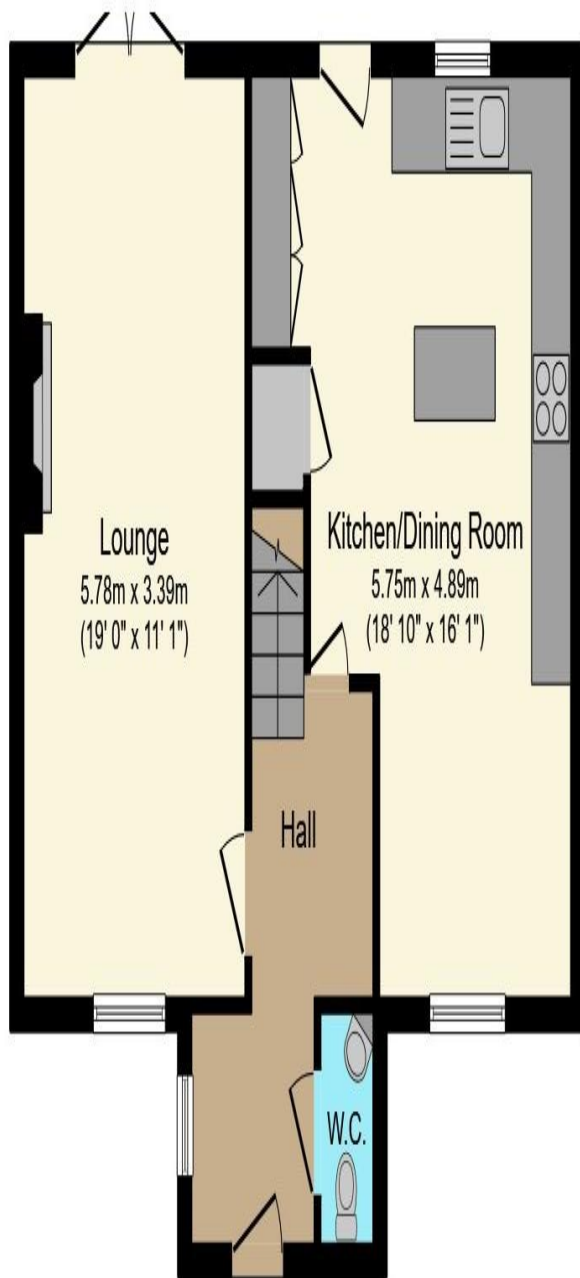
- Immaculate Family Home
- Sought After Village Location
- 4 Bedrooms
- Refreshed Ensuite
- Reconfigured Kitchen / Diner

Immaculately Presented 4 Bedroomed home on the Popular Normangate Development.

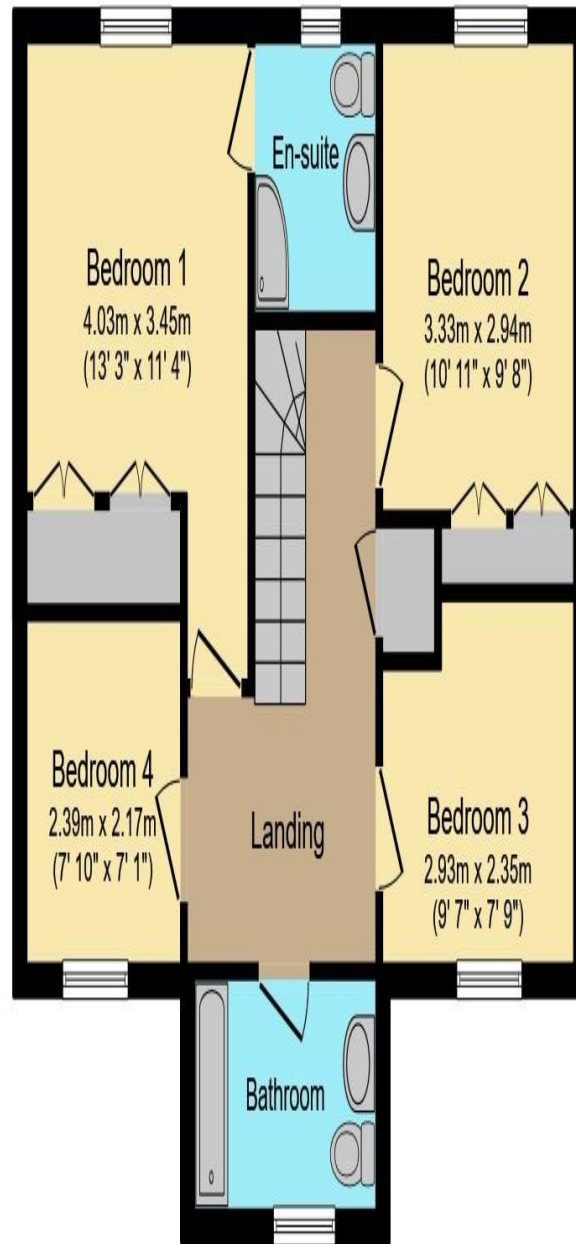
This beautifully presented and much-improved property is situated on the sought after Norman Gate development, on the west side of Ailsworth. The home has been thoughtfully reconfigured and upgraded throughout by the current owners to offer stylish and versatile family living.

The heart of the home is the impressive refitted kitchen/dining room, extensively fitted with a range of base and wall units complemented by quality work surfaces. Integrated appliances include a dishwasher, fridge, freezer, washing machine, tumble dryer, and a tall unit housing a microwave and double oven. A central island provides additional workspace, while a cupboard conceals the recently replaced gas-fired central heating boiler. A door leads directly from the kitchen to the rear garden.





**Ground Floor**



**First Floor**

The spacious lounge runs from the front to the rear of the property and features French doors opening onto the garden, creating a light and welcoming living space. There is also a convenient downstairs WC.

Upstairs, there are four bedrooms, with the master bedroom benefiting from fitted wardrobes and a refreshed en-suite shower room. Bedroom two also features fitted wardrobes, while the family bathroom is fitted with a modern three-piece suite.

Outside, there are gardens to the front and rear, with a driveway to the side providing access to the single garage. The rear garden is attractively landscaped, featuring a paved patio beneath a pergola, a lawned area, and a further circular patio - ideal for relaxing or entertaining.

With countryside walks available directly from the front door, this superb home combines modern comfort with an excellent location. Viewing is highly recommended.

#### Agents 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 go ahead.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

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

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 [sales@quentinmarks.co.uk](mailto:sales@quentinmarks.co.uk)

 [www.quentinmarks.co.uk](http://www.quentinmarks.co.uk)



SCAN FOR MORE  
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100438 - 0006

