



Hurford's

Maffit Road, Ailsworth Peterborough Freehold: £775,000

Key Features

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- Four/five bedroom detached extended family home
- Extremely sought after village location of Ailsworth
- Expansive open plan kitchen/dining/family room
- Downstairs bedroom/study with en-suite
- Close to local village and secondary schooling

Upon entering, you are welcomed into a spacious entrance hall featuring elegant herringbone wooden flooring. The hall provides access to the main living spaces, with stairs leading to the first floor.

To the left, the generous sitting room boasts dual aspect windows and a stunning feature fireplace with a log-burning stove, offering a warm and inviting space with ample room for seating and storage.

At the heart of the home lies the expansive open-plan kitchen, dining, and family room, designed to be the ultimate social hub with space for dining and seating. The kitchen showcases stylish shaker-style base and wall units, complete with a range of integrated appliances, and a large central



island with seating, storage, and a wine fridge. The entire space is enhanced by herringbone wooden flooring, with a large window and bi-fold doors that flood the space with natural light. These doors lead out to a spacious decking area, making this the perfect setting for entertaining year-round, enhanced by a second log-burning stove.

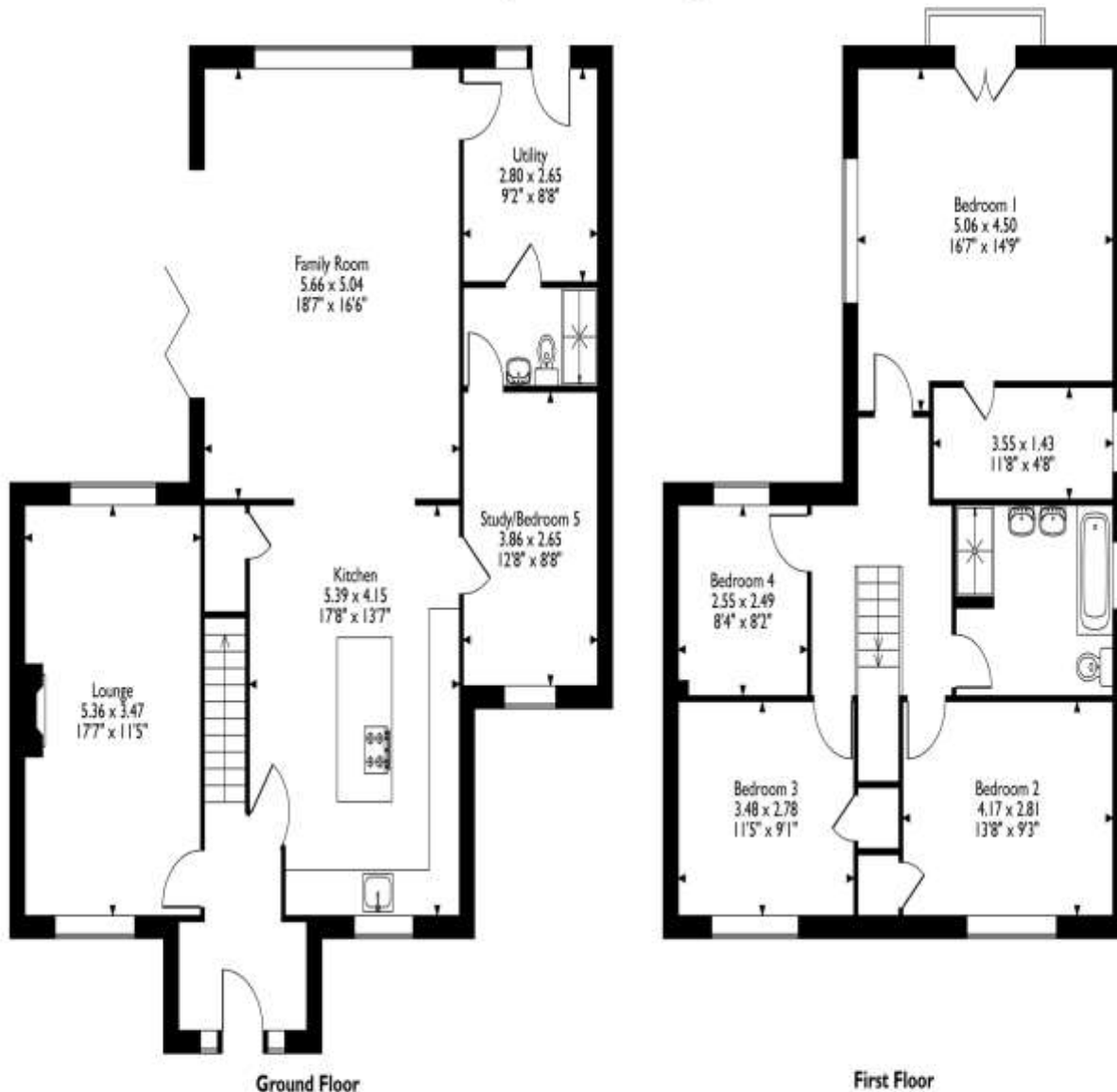
Adjacent to the family area is a well-appointed utility room with space for appliances, and a door providing access to the rear garden.

The fifth bedroom is accessed from the kitchen. The good -size double bedroom has access into a contemporary en-suite shower room. The shower room has Jack and Jill access to both the fifth bedroom and the utility room. The bedroom space could easily function as a home office or an internal annex, adding further flexibility to the home's layout.

Upstairs, the galleried landing leads to four well-proportioned bedrooms and a luxurious family bathroom. The master bedroom, located at the rear, is a serene retreat with vaulted ceilings and a Juliet balcony overlooking the garden and open countryside views. It also features a walk-in wardrobe with the plumbing in place for an en-suite if desired. Bedrooms two and three are generous doubles,



Maffit Road, Ailsworth, Peterborough
Approximate Gross Internal Area
176 Sq M/1894 Sq Ft



both with fitted wardrobes, while bedroom four is a spacious single, currently utilised as a home office.

The stylish family bathroom boasts a contemporary four-piece suite, including a freestanding bathtub, a separate shower cubicle, and twin sinks.

Set on approximately a quarter of an acre (STS), the property is approached via a gravel driveway, with planning permission in place to erect a garage. The large rear garden wraps around the side of the home and is predominantly laid to lawn, with mature trees and hedging providing privacy. With open views across fields and a large decking area, this outdoor space is perfect for alfresco dining and entertaining.

This exceptional property offers a rare opportunity to enjoy modern living in a picturesque village setting, with easy access to amenities and countryside views.

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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