



Maffit Road, Ailsworth Peterborough
£750,000 Freehold

**Sharman
Quinney**

Key Features



- Guide Price £750,000 to £775,000
- 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

This beautifully renovated four-bedroom detached home, set in the highly sought-after village of Ailsworth. The property has been thoughtfully extended and completely transformed by the current owners to create a spacious and versatile home, ideal for contemporary family life.

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.

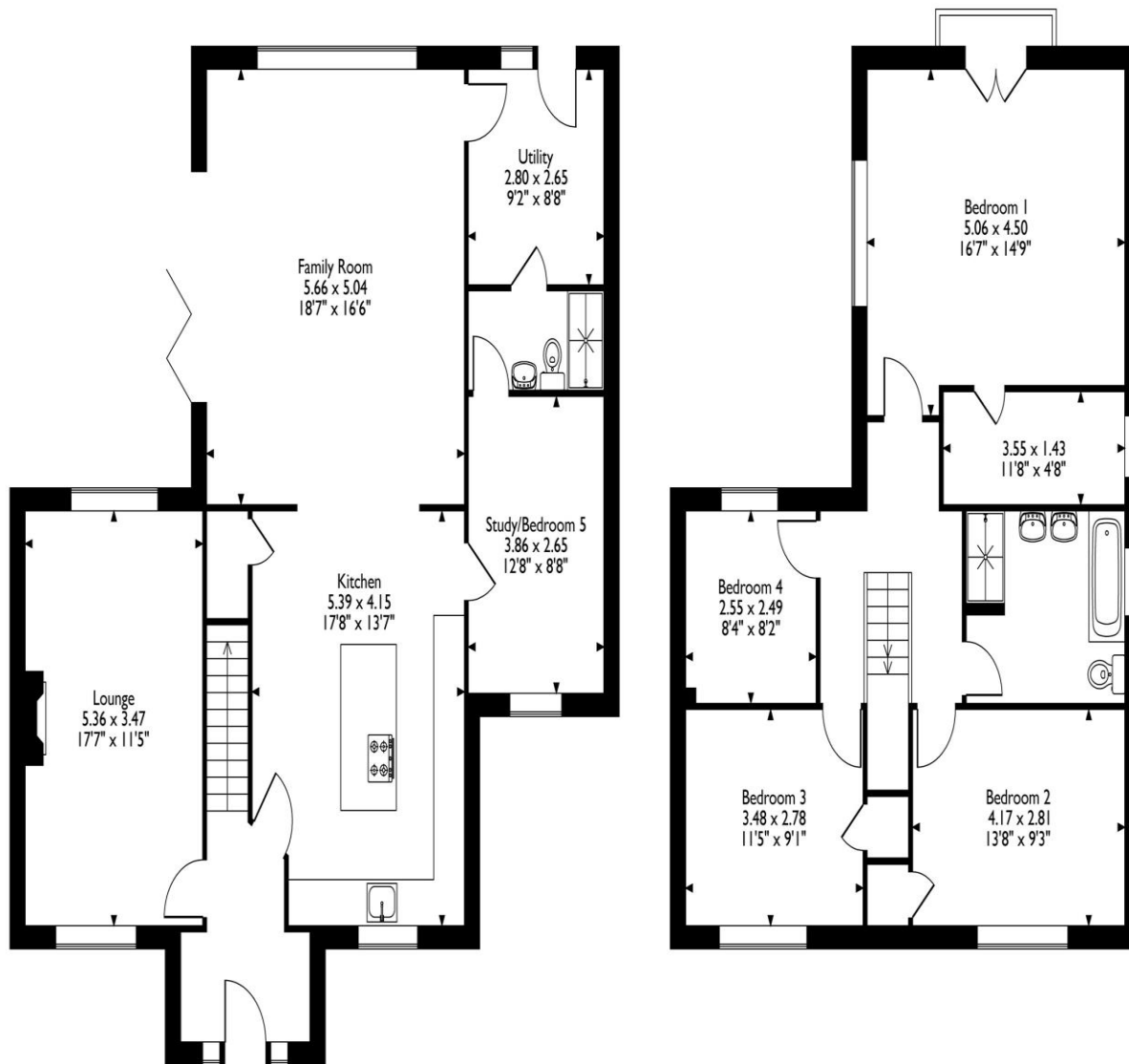
Adjacent to the family area is a well-appointed utility room with space for appliances, and a door providing access to the rear garden.

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



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



Ground Floor

First Floor

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.

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, 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 generous space for off road parking and storage. The driveway in turn leads to a recently constructed large garage with power and light, and a private door that leads into the rear garden.

Immediately behind the garage the vendors have installed a quality, fully insulated Garen room/Office/Studio. This would be ideal for those who desire a separate work from the home residence.

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