



Ash Close, Kings Cliffe

Peterborough, Northamptonshire, PE8 6YX

NEWTONFALLOWELL 

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~~£105,000 Freehold~~

Set within the delightful village of Kings Cliffe with open aspects to the front is this superb stone constructed modern semi-detached home, boasting three bedrooms including the master with an ensuite shower room, a further family bathroom, an open-plan kitchen-diner, an enclosed rear garden, a private parking space and a single garage - NO ONWARD CHAIN.

The property is nicely positioned toward the top of the development enjoying some lovely views over an open green space set behind estate fencing and approached by a shared pathway with the neighboring properties. On entering the home, you'll be first greeted by the hallway with a door to the living room and ground floor WC, the living room has a generous window to the front enjoying those open aspects and a door to the inner hallway. Here there are the stairs to the first floor and door to the kitchen-diner. The kitchen is fitted with a range of units to wall and base level, an integrated cooker and space for further white goods. There are french doors leading out to the rear garden which enjoys a southern aspect. To the first floor, the three bedrooms offer two doubles and one single with the master boasting an ensuite shower room and fitted wardrobes, and there is a further family bathroom.

Outside you'll find a private parking space for one car set in front of a single garage located beneath a coach house. A shared pathway leads to the front of the property where access to one side meets a pedestrian gate to the rear garden. Here there is an area of patio terrace, lawn, raised borders and further timber decked seating area.



Entrance Hall

5'4 x 3'8 (1.63m x 1.12m)

Ground Floor WC

6'3 x 3'2 (1.91m x 0.97m)

Living Room

15 x 11'3 (max) (4.57m x 3.43m (max))

Inner Hallway

8'3 x 3 (inc stairs) (2.51m x 0.91m (inc stairs))

Kitchen / Diner

14'9 x 10'8 (8'7 min) (4.50m x 3.25m (2.62m min))

First Floor Landing

10'3 x 6'7 (3.12m x 2.01m)

Master Bedroom

9'8 x 8'7 (plus entrance area & wardrobes)
(2.95m x 2.62m (plus entrance area & wardrobes))

En-suite Shower Room

9'5 x 4'5 (in to shower) (2.87m x 1.35m (in to shower))

Bedroom Two

9'3 x 7'7 (2.82m x 2.31m)

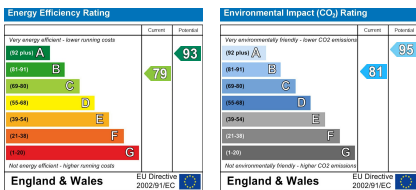
Bedroom Three

6'6 x 8'5 (narrowing to 6') (1.98m x 2.57m
(narrowing to 1.83m))

Family Bathroom

7'7 x 6'2 (max) (2.31m x 1.88m (max))



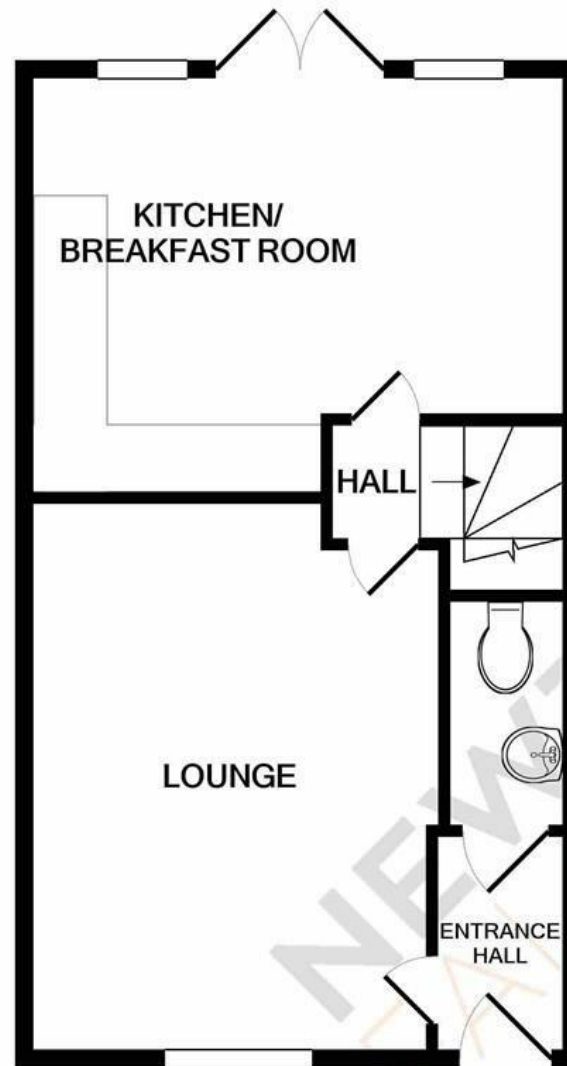


AGENTS NOTE – DRAFT PARTICULARS:

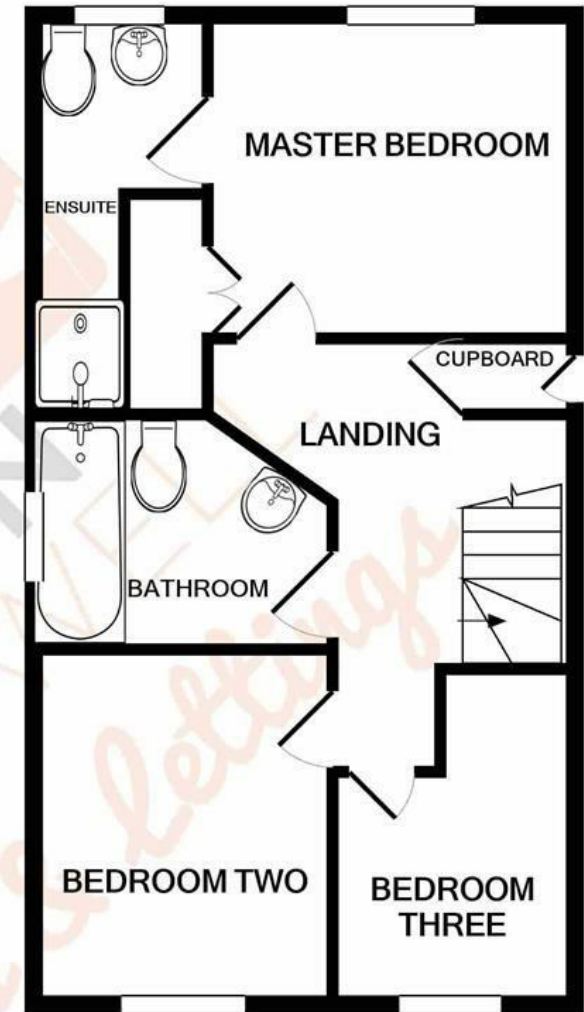
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GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

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