



46 Studley Road  
Wootton, MK43 9DL



Bradley Cooper  
Partnered With  
**Simpsons**  
Property Experts



Nestled within the charming village of Wootton is this delightful, mid-terrace family home which presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three bedrooms, this property is ideal for those looking to settle in a welcoming community. It also has the added benefit of large front and rear gardens also garage with shared parking to the rear.

Upon entering this family home you will enter into a spacious living room with two doors either side of the room that lead into the generously sized kitchen/diner. Both of these rooms provide ample space for relaxation and entertaining. The layout is both practical and appealing, making it easy to envision family gatherings or quiet evenings at home. The kitchen/diner has been recently re-fitted and comprises of several wall to base fitted units with space and plumbing for appliances. There is also a door that leads onto the rear garden.

Leading up the stairs to the first floor, the property further comprises of three bedrooms and three piece family bathroom suite. The master bedroom and bedroom two have the added benefit of fitted wardrobes.

One of the standout features of this family home is the generous front and rear gardens, perfect for outdoor activities, gardening, or simply enjoying the fresh air. It is fully enclosed and is approx. 100FT with laid lawn, garden shed and patio seating area. Additionally, the property includes a garage and shared parking to the rear.

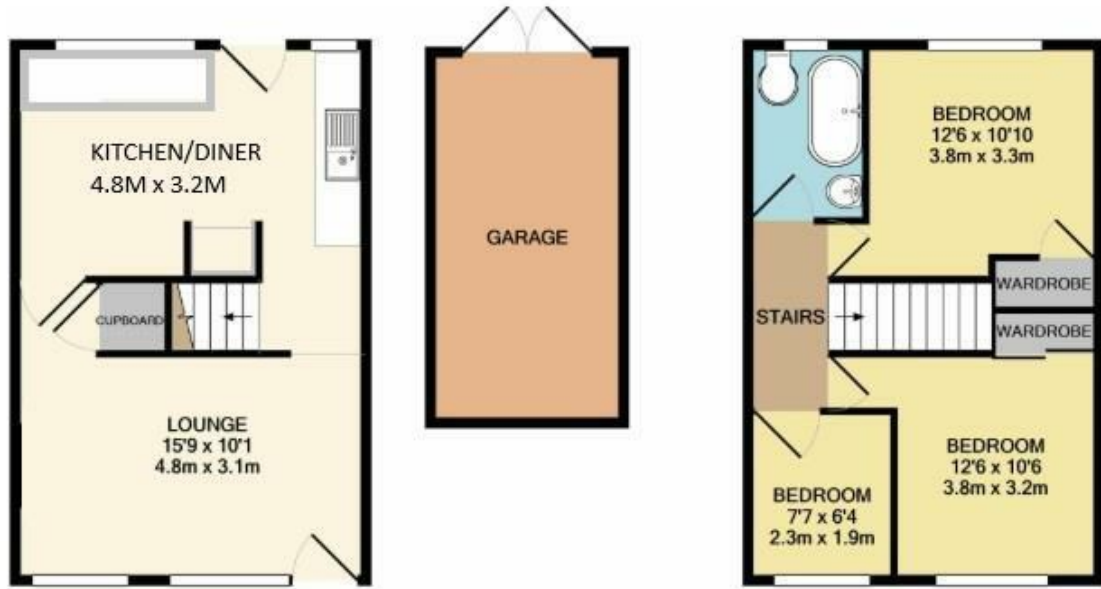
Situated within walking distance to local amenities, this residence offers easy access to shops, schools, and delightful countryside walks, making it an ideal location for those who appreciate both convenience and nature.

In summary, this three-bedroom family home on Studley Road is a wonderful blend of comfort, space, and location, making it a must-see for anyone looking to establish roots in Wootton.

Offers over £300,000

 3  1  2





GROUND FLOOR  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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