

## Nordean, Ling Common Road, North Wootton PE30 3RE

£475,000

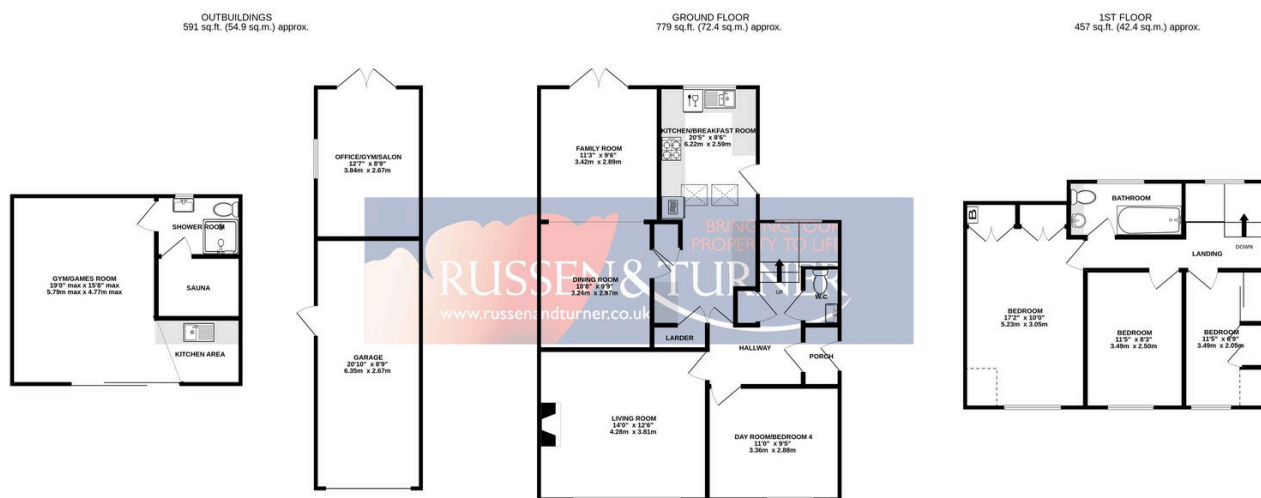
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**LARGE PLOT!** A stunning Family home with the potential to grow as your family does. Set opposite open fields in one of the areas most sought after locations this fabulous property is the perfect example of a modern family home. The house enjoys a wonderful level of versatile accommodation along with a surprise or two in the delightful rear garden.

## Key Features

- Detached House
- Wonderful Presentation
- Sought After Village Location
- Stunning Home Gym/Office with Scandinavian Sauna
- Planning Permission Passed for Two-Storey Extension
- Three/Four Bedrooms
- Superb Modern Family Home
- Generous Private Garden - Almost 1/4 of an acre (STMS)
- Garage and Ample Off-road Parking
- Luxurious Home Salon - Ideal for Working from home



**TOTAL FLOOR AREA: 1826 sq.ft. (169.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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