

**49 Avon Road, South Wootton PE30 3LS**

**£365,000**

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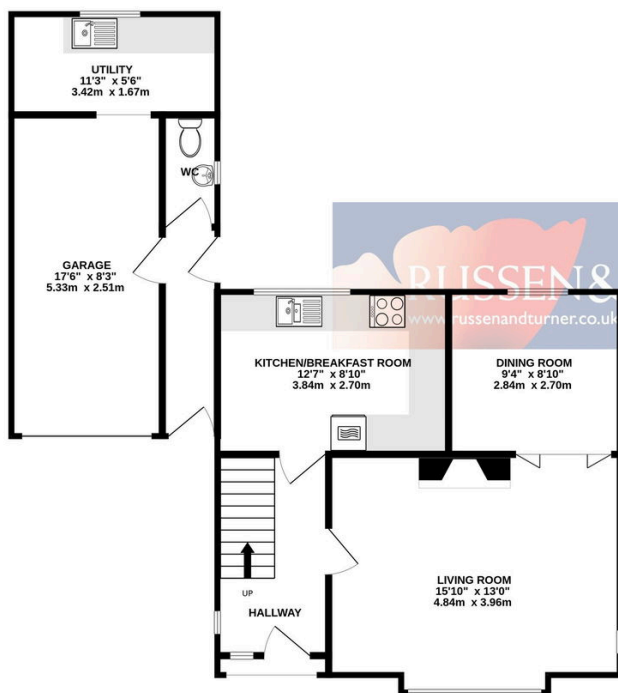


Tucked away along Avon Road, one of the most sought-after addresses in the desirable Norfolk village of South Wootton, this beautifully proportioned three-bedroom detached home offers the perfect blend of comfort, space, and potential. With its generous south-facing plot, integral garage, and light-filled interiors, this is a home ready to move straight into, and one you can truly make your own.

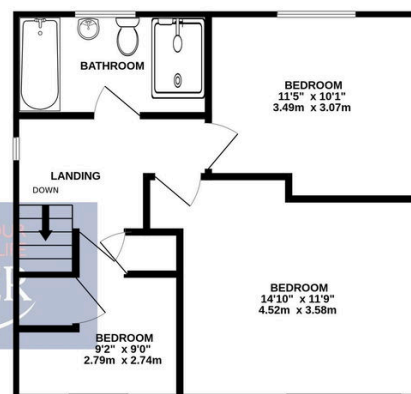
## Key Features

- Detached House
- Three Bedrooms
- Larger Than Average South Facing Rear Garden
- No Onward Chain
- Sought After Location
- Potential to Extend (STPP)
- Garage and Off-road Parking
- Two Reception Rooms
- Gas Central Heating
- Ideal Family Home

GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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