



  
**RUSSEN & TURNER**  
[www.russenandturner.co.uk](http://www.russenandturner.co.uk)

**Bracken Road, South Wootton - An extended, modern, family home**

What3words - climber.lectures.wriggled

Offers Over  
**£450,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 4**

Every now and then, a home comes along that gets the balance just right. Space without overwhelm. Style without showiness. Practicality without compromise. This is one of those homes.

Tucked quietly into a cul-de-sac in South Wootton, this extended four-bedroom detached house has been shaped around real life, busy mornings, slow evenings, and everything in between. From the outside, you sense the scale. Step inside, and what stands out instead is how comfortable it feels. Welcoming, easy, and designed to be lived in properly.

At the centre of it all is the kitchen and dining space, a room that earns its place as the heart of the home. Light pours in from above, drawn down by the double-height ceiling and skylight, giving the space an openness that shifts with the seasons. In warmer months, doors open wide and the garden becomes part of the everyday. In cooler ones, it's a bright, uplifting place to gather. Whether it's breakfast that turns into brunch, homework at the table, or dinner that lingers long after the plates are cleared, this is where life naturally settles.

The living room offers a different kind of comfort. Softer, more enclosed, with a woodburner that becomes the focal point as evenings draw in. Doors open out to the garden here too, keeping that easy connection to outside always within reach. Just alongside, a more relaxed snug or garden room gives you options, a quiet corner, a second sitting space, somewhere to start the day slowly with coffee in hand.

And then there's the extra room. Currently a playroom, but really it's whatever you need it to be. A workspace, a gym, a hobby room, this is a home that adapts rather than dictates.

Practical touches haven't been overlooked either. A utility room, cloakroom, and internal access to the garage keep the day-to-day running smoothly, tucked neatly out of sight.

Upstairs, the sense of space continues. Four bedrooms branch off from a generous landing, each one offering flexibility depending on how you live. Bedrooms two and three are comfortable doubles with built-in storage, while the fourth works just as well as a guest room as it does a home office or dressing space.

But it's the principal suite that quietly steals the show. Stretching out to nearly 24 feet in length, it feels less like a bedroom and more like a retreat. There's room to unwind, to get ready without rushing, and to keep everything organised with a walk-in wardrobe and dressing area. The en-suite adds the finishing touch, modern, considered, and just a little indulgent.

Step outside, and the home opens up again. The garden has been designed to be used, not just looked at. A raised decking area sets the scene for long, relaxed meals outdoors, while the lawn below offers space to play, unwind, or simply stretch out in the sun. There's a sense of privacy here, a feeling that you can switch off properly.

And then, at the far end, something a little unexpected. A summerhouse and games room that extends the day just that bit further, somewhere to gather, entertain, or escape to once the evening sets in. Add in the swimming pool, and it's a space that feels ready for both quiet afternoons and lively weekends.

This isn't just a house that looks good on paper. It's a home that works, thoughtfully laid out, quietly impressive, and ready to keep up with whatever life you bring to it.

And once you're here, it's very easy to see yourself staying.

#### Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

**Tenure:** Freehold

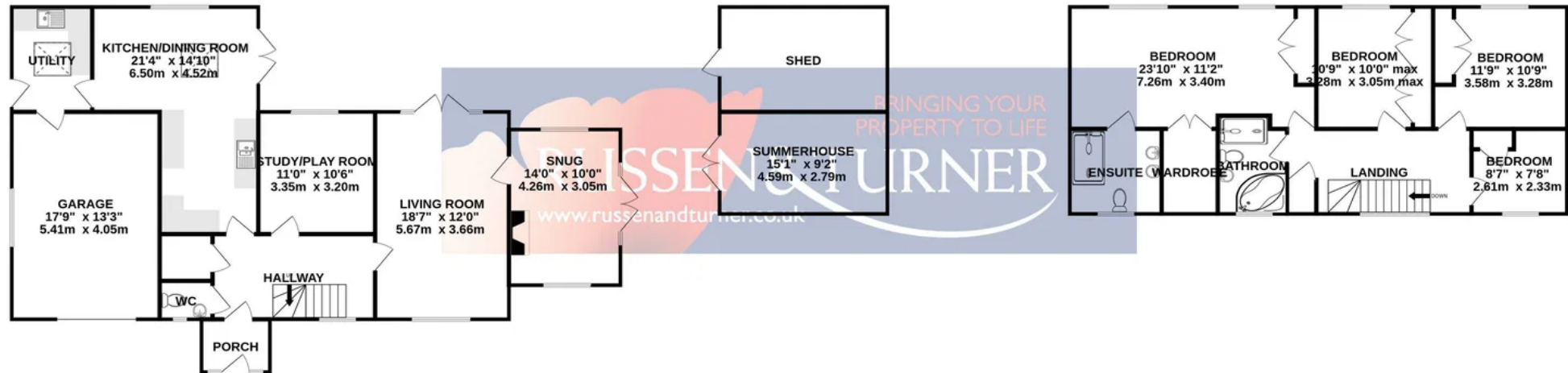
**Property Type:** Detached House

- Detached House
- Four Bedrooms
- Extended Family Home
- Wealth of Versatile Accommodation
- Multiple Reception Rooms
- Private and Deceptively Spacious Rear Garden
- Garage and Off-road Parking
- Set within Cul-de-sac
- Sought After Village Location
- Principal Bedroom offers En-suite, Dressing Area and Walk-in Wardrobe



GROUND FLOOR  
1482 sq.ft. (137.7 sq.m.) approx.

1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 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.  
Made with Metropix ©2026