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Substantial, Detached, Family Home on The Birches, South Wootton

what3words; hardens.economics.resonated

Guide Price
£600,000

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 3

GUIDE PRICE - £600,000-£650,000 - Twice the plot, your own woodland backdrop and an annex that opens up a world of possibilities.

There are plenty of four-bedroom homes in South Wootton. 28 The Birches is rather harder to compare.

Tucked away at the end of one of the village's most desirable locations, this individual detached home occupies a substantial double plot, with established woodland creating a beautiful backdrop to the rear. Add a potential annex, four double bedrooms, generous parking and living spaces designed to make the most of the garden, and you begin to understand what makes this home different.

The setting is a huge part of its appeal. The Birches is a road of individual homes, yet schools, shops and everyday amenities remain within walking distance. It's that lovely combination of having plenty around you when you need it, while coming home to somewhere that feels distinctly more private.

Inside, the spacious entrance hall immediately gives a sense of the proportions to come, with plenty of built-in storage helping everyday family clutter disappear from sight.

The open-plan kitchen and dining room forms the natural hub of the house. There's generous storage and preparation space, alongside a breakfast bar where mornings can begin with coffee, children can tackle homework and friends can inevitably gather while dinner is being prepared.

But it's what happens beyond here that really changes the feel of the home.

The garden room brings the outside right into everyday life. Beneath its tinted glass roof, natural light pours in while bi-fold doors open almost the entire room onto the terrace and garden beyond. Summer becomes about throwing the doors open and letting everyone drift between inside and out.

Then winter arrives, the underfloor heating goes on, the 5kW wood-burning stove is lit and the same room becomes somewhere completely different, warm, cosy and looking out towards the woodland beyond.

When you want somewhere quieter, the separate sitting room provides exactly that. Full-height sliding doors frame the garden, while a feature fireplace creates a natural focal point for evenings on the sofa. It's this choice of spaces that allows the house to work particularly well when everyone is home at once.

Upstairs, there's another increasingly rare feature: all four bedrooms are comfortable doubles.

The principal feels particularly grown-up, with floor-to-ceiling fitted wardrobes and its own contemporary en-suite shower room, while the remaining bedrooms provide plenty of space for children, teenagers or visiting family.

And then there's something that could completely change how you use the property.

The annex has its own private entrance, kitchenette and shower room, giving whoever uses it genuine independence.

Perhaps an older parent could live close by without feeling they're living with you. A grown-up child could have somewhere of their own while saving for their next move. It could become guest accommodation, a substantial work-from-home setup or potentially offer income opportunities, subject to any necessary consents and requirements.

And because the space can be incorporated back into the main house if circumstances change, it's flexibility that could prove useful at several different stages of life.

Outside is where you really appreciate just how unusual the plot is.

The double plot provides a wonderfully generous rear garden, with mature planting and established woodland creating an impressive sense of privacy. There's room for children to explore, dogs to disappear off on their adventures, summer gatherings on the terrace and still plenty of garden left over when everyone has gone home.

To the front, an extensive driveway provides ample parking for numerous vehicles, alongside a generous lawned frontage.

And when you do venture beyond the garden, you have everything that makes South Wootton such a sought-after place to live. Schools and village amenities are close at hand, while King's Lynn, Sandringham and the North Norfolk coast are all readily accessible.

What makes 28 The Birches special isn't simply its size. It's the freedom the space gives you.

Family home. Multi-generational living. Working from home. Guest accommodation. Space for teenagers. Room to entertain. A garden where children can grow up.

You don't have to decide today exactly how you'll use every part of it.

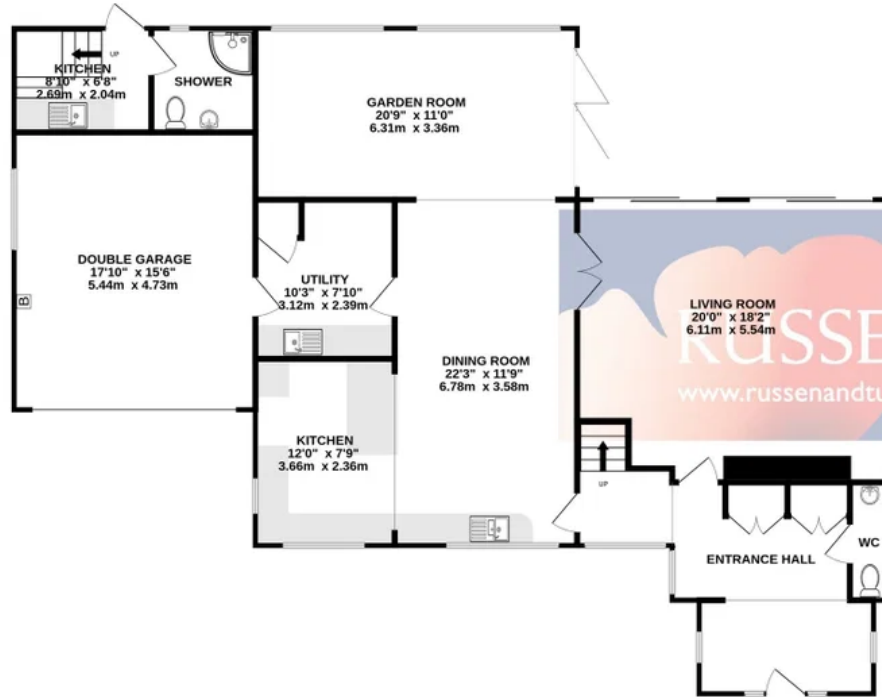
That's the beauty of having a home capable of changing with you.

Tenure: Freehold

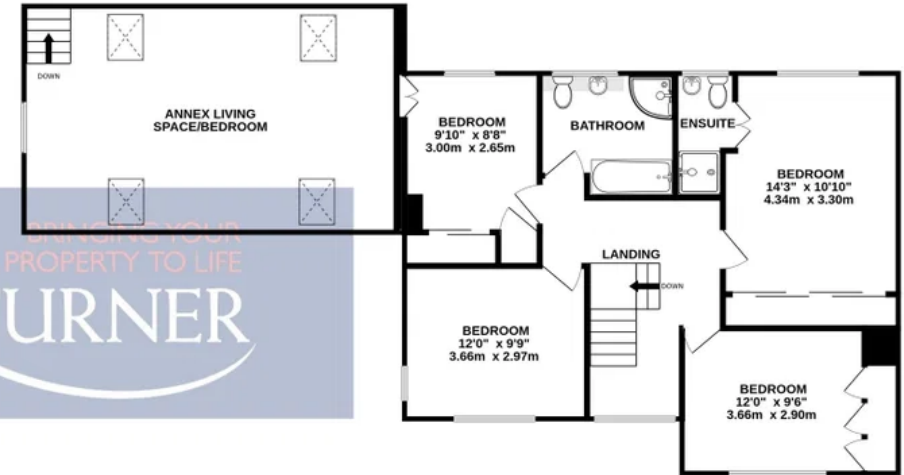
- GUIDE PRICE - £600,000-£650,000
- Five Generous Bedrooms
- Substantial Detached House
- Private Rear Garden Backing on to Woodland
- Wealth of Bright and Airy, Versatile Accommodation
- Principal Bedroom with En-suite and Fitted Wardrobes
- Double Garage and Generous Driveway
- Potential Annex Accommodation or Use for Multi Generational Living
- Stunning Open Plan Kitchen and Dining Room
- Close to Local Amenities - Schools, Shops and more



GROUND FLOOR
1620 sq.ft. (150.5 sq.m.) approx.



1ST FLOOR
1103 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 2723 sq.ft. (253.0 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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