



Oak Avenue, South Wootton

what3words; wobbling.mole.butchers

£475,000

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

Space to entertain, room to grow and a garden made for sunny afternoons!

Looking for a family home where everyone has their own space, but there's plenty of room to come together? This beautifully presented four-bedroom detached home could be just what you've been waiting for.

Tucked away towards the end of Oak Avenue in the popular village of South Wootton, this impressive home combines generous living accommodation, modern comforts and a wonderfully private south-west facing garden. Whether it's family gatherings, cosy evenings by the fire or summer afternoons entertaining friends, there's something here for every occasion.

Step inside and the feeling of space is immediately apparent.

The 20ft+ dual-aspect living room is bright, welcoming and wonderfully comfortable, with a log burner creating a lovely focal point for cooler evenings. From here, the accommodation flows into a fantastic garden room, complete with air conditioning, providing another versatile space to relax, entertain or simply enjoy the garden outlook.

At the heart of the home is the stylish open-plan kitchen, thoughtfully designed for everyday life. With a breakfast bar, butler sink, integrated dishwasher and wine cooler, it's equally suited to busy mornings and evenings spent entertaining.

A separate playroom or study adds even more flexibility, whether you need somewhere to work from home, a children's playroom or a cosy snug.

Upstairs, four generously proportioned bedrooms provide comfortable accommodation for the whole family. The principal bedroom enjoys its own contemporary en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Outside, the south-west facing rear garden is a real highlight.

Private, established and full of character, it's a wonderful place to enjoy the afternoon and evening sunshine. A generous patio provides the perfect setting for summer barbecues and outdoor dining, while mature planting creates an attractive backdrop. There's even a summer house, offering another useful space to enjoy.

To the front, ample driveway parking leads to a substantial double garage, while solar panels and an EV charging point add further practical appeal.

Four bedrooms, versatile living spaces, a beautiful garden and plenty of parking, all wrapped up in a sought-after village setting.

A home designed for family life, ready for its next chapter and well worth a closer look!

Tenure: Freehold

Property Type: Detached House

- Generous Detached Family Home
- Four Double Bedrooms
- Cosy Living Room Woodburner
- EV Charging Point and Solar Panels
- Stunning Garden Room - Great Space to Entertain
- Double Garage and Off-road Parking
- Contemporary Kitchen/Breakfast Room
- Stylish Principal Bedroom with En-suite Shower Room
- Private and Well Maintained Rear Garden
- Sought After Location - Set within a cul-de-sac

Disclaimer

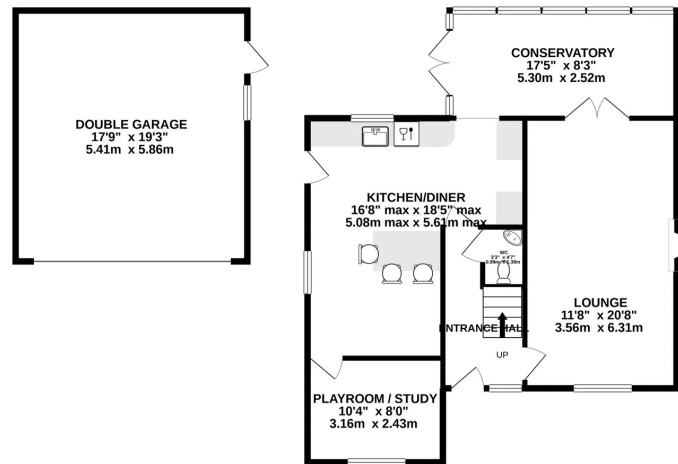
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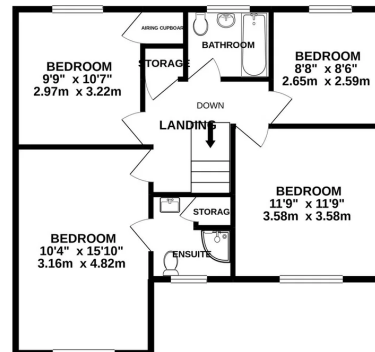
All four bedrooms are excellent doubles



GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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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