



Meadow Road, South Wootton

what3words; tonal.this.assets

£279,995

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Sometimes downsizing doesn't have to feel like a compromise.

Tucked away just off Nursery Lane in the ever-popular village of South Wootton, this beautifully presented two-bedroom detached bungalow offers the kind of easy, comfortable living that's difficult to resist. Finished to an excellent standard throughout, bright, spacious and completely move-in ready, this is a home where all that's left to do is turn the key, unpack and settle in.

From the moment you step through the French doors, there's an immediate feeling of space. The entrance hall stretches to over six feet in width, creating an unusually generous welcome and setting the tone for the well-proportioned accommodation that follows. It's practical too, even getting larger pieces of furniture inside shouldn't be a headache!

The 19ft living room provides the natural heart of the home. A bow window draws in plenty of natural light, while the feature fireplace creates a focal point around which you can arrange the room. There's space to entertain when friends and family visit, but it's equally suited to quieter afternoons with a good book or relaxed evenings in front of the television.

The kitchen continues the home's crisp, contemporary feel. Thoughtfully fitted with plenty of cabinetry and useful worktop space, there's an integrated dishwasher and a breakfast bar that's perfect for morning coffee, a quick bite to eat or simply somewhere to sit and chat while dinner is being prepared.

Both bedrooms are well proportioned, but what makes them particularly appealing is their connection to the garden. French doors from each bedroom open directly outside, allowing you to throw them open on a warm summer morning and invite the fresh air in. The principal bedroom also benefits from a fitted wardrobe and additional storage cupboard, keeping everything neatly tucked away.

A well-appointed bathroom, complete with bath and shower over, finishes the accommodation.

Outside, there's just as much to appreciate.

To the front, a generous gravelled driveway provides ample off-road parking for several vehicles before continuing beneath the carport and onto the detached garage, ideal whether you need secure parking, additional storage or somewhere for hobbies and projects.

The rear garden feels wonderfully private and has been designed to be enjoyed without demanding every spare weekend to maintain it. There's a lawn, established borders and a decked terrace where you can sit back and make the most of the sunshine.

And when the evening draws in, the 12ft summerhouse provides somewhere a little different. Reading room, hobby space, garden retreat or simply somewhere to enjoy your favourite drink at the end of the day, it's a fantastic addition to an already impressive home.

Combine all of this with a location in highly sought-after South Wootton and you have a

Combine all of this with a location in highly sought-after South Wootton and you have a bungalow that gets the important things right: space, quality, privacy and practicality, all wrapped up in a home that's ready to enjoy from the very first day.

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 £24.50 per client for this service.
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- 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.

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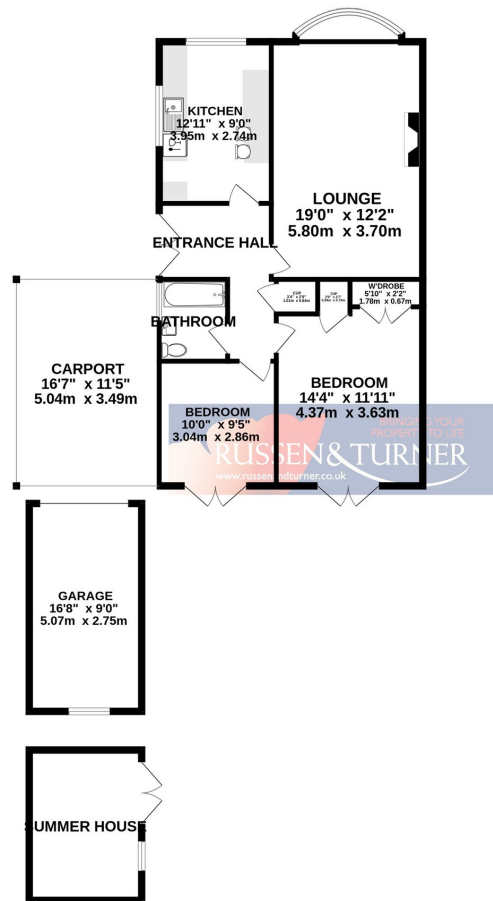
Tenure: Freehold

Property Type: Semi-Detached Bungalow

- Semi-detached Bungalow
- Two Double Bedrooms
- Quality Finish
- Generous 19ft Lounge
- Fitted Wardrobes
- Contemporary Kitchen
- Car Port
- Garage
- Popular Location
- Set within a Cul-de-sac



GROUND FLOOR
1210 sq.ft. (112.5 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.5 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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