



Little Walsingham Close, South Wootton

what3words; contracting.goad.patch

£300,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Life is often at its best when it's uncomplicated, and this beautifully presented bungalow has been designed with exactly that in mind.

Tucked away in the peaceful setting of Little Walsingham Close, in the ever-popular village of South Wootton, this delightful three-bedroom home offers the perfect combination of comfort, convenience and low-maintenance living. Ready to be enjoyed from the moment you collect the keys, it's a property that allows you to settle in immediately and simply start enjoying your surroundings.

With local shops, amenities and beautiful woodland walks all close by, everyday life couldn't be much easier.

Step inside and you'll immediately notice how light flows effortlessly through the home. The welcoming entrance hall creates a natural sense of flow, leading into a spacious living room where large windows fill the space with natural light throughout the day. Whether you're hosting family, enjoying a quiet afternoon with a book or settling in for an evening in front of the television, it's a room that feels comfortable in every season.

The kitchen has been thoughtfully designed to make the very best use of every inch of space. Clever cabinetry, generous worktops and a practical layout ensure it's perfectly equipped for everything from quick weekday meals to leisurely Sunday breakfasts.

The accommodation continues with three well-proportioned bedrooms, offering flexibility to suit a variety of lifestyles. Two are generous doubles, one complete with fitted wardrobes, while the third bedroom benefits from useful built-in storage and could equally make an ideal home office or hobby room. The current owners have chosen to use the second bedroom as a dining room, demonstrating just how easily the home can adapt around the way you live.

The bathroom is equally well considered, featuring both a separate bath and shower to cater for every preference.

One of the standout features of the home is undoubtedly the garden room. Overlooking the beautifully maintained rear garden, it creates a wonderful connection between inside and out. Currently used as an art studio, it's a peaceful retreat that could just as easily become a reading room, home office, hobby space or somewhere to simply enjoy a morning coffee while watching the garden come to life.

Outside, the sense of calm continues. The rear garden has been lovingly maintained to create a private and colourful sanctuary that's easy to look after yet rewarding to spend time in. Mature planting provides interest throughout the seasons, while the overall design encourages you to sit back, relax and enjoy the quieter pace of life.

Practicality hasn't been overlooked either. A generous driveway provides ample off-road parking, while the attached garage, complete with an up and over door, offers excellent storage and everyday convenience.

Beautifully presented, wonderfully versatile and perfectly positioned within one of South Wootton's most desirable locations, this is a home that offers something many buyers are searching for, a move that's refreshingly easy and a lifestyle that's even easier to enjoy.

Tenure: Freehold

Property Type: Detached Bungalow

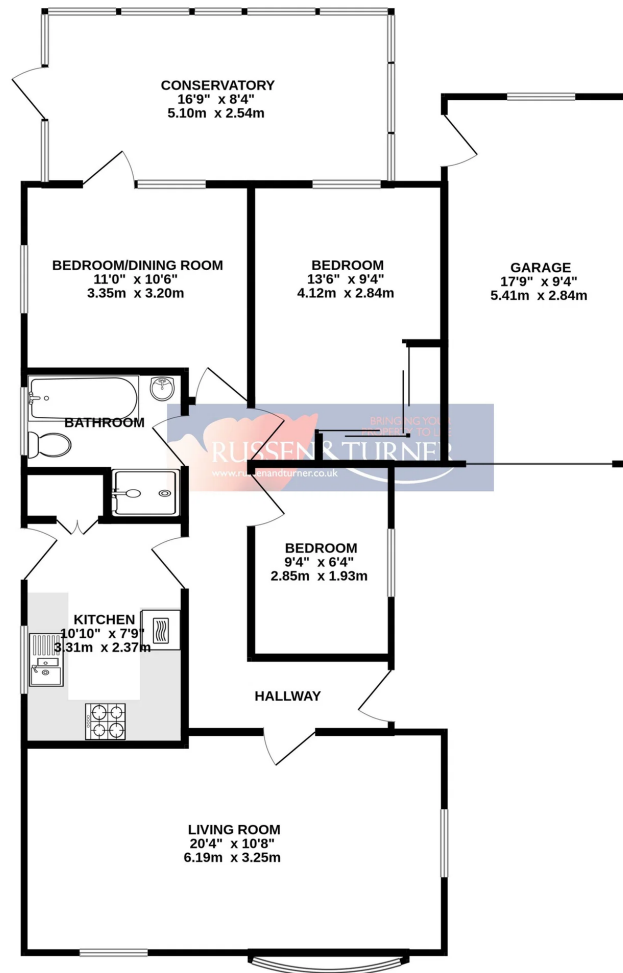
- Detached Bungalow
- Three Bedrooms
- Well Presented Throughout
- Popular Location - Close to Local Amenities
- Garage and Off-road Parking
- Garden Room
- Private Rear Garden
- Gas Central Heating
- Bright and Airy Living Room
- Versatile Second Bedroom - Currently used as Dining Room

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.
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.



GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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