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Bracken Road, South Wootton

what3words; forgets.loved.bends

£315,000

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

Space, practicality and a garden to enjoy, all wrapped up in easy single-storey living.

Offered to the market with no onward chain, this well-proportioned three-bedroom detached bungalow combines generous accommodation with fantastic outside space, all within a sought-after and convenient location close to local amenities.

With three double bedrooms, a spacious kitchen/dining room, private established garden, garage and plenty of off-road parking, there's a lot here to appeal to a wide range of buyers. Whether you're looking to embrace single-storey living, downsize without sacrificing too much space or simply want a home with room both inside and out, this is certainly one to take a closer look at.

Step through the welcoming entrance porch and into the generous living room, a comfortable and inviting space where there's plenty of room to put your feet up at the end of a busy day. Whether it's a quiet afternoon with a book, catching up on your favourite series or having family over for the evening, it's a room designed for relaxing.

The kitchen/dining room provides the sociable heart of the home. There's plenty of space for appliances alongside room for a dining table, making it equally suited to quick breakfasts, relaxed midweek meals or a Sunday lunch with everyone gathered together. A door leads directly outside too, making it easy to take meals into the garden when the weather allows.

One of the real strengths of the bungalow is its bedroom accommodation. Rather than compromising with smaller rooms, there are three well-proportioned double bedrooms, with the principal bedroom particularly impressive. If you don't need all three for sleeping, that extra space opens up plenty of possibilities, perhaps a dedicated home office, hobby room, dressing room or somewhere comfortable for guests to stay.

Completing the accommodation is the four-piece family bathroom, offering both a bath and separate shower, giving you the convenience of a quick morning shower alongside somewhere to enjoy a longer soak when you have a little more time.

Outside, the garden adds another dimension to the home.

Private, enclosed and wonderfully established, the rear garden has clearly had plenty of time and care invested into it. A variety of mature plants, trees and shrubs create colour, interest and privacy, while the patio provides a natural spot for outdoor furniture. Fire up the barbecue when friends come over, enjoy lunch outside on a sunny afternoon or simply find your favourite corner and enjoy the garden around you.

Side access connects the garden with the driveway and garage, which benefits from power and provides useful secure parking, workshop potential or valuable additional storage.

To the front, the generous driveway is another big practical advantage, providing off-road parking for multiple vehicles, while established shrubs soften the frontage and add to the home's kerb appeal.

The property also benefits from gas central heating and UPVC double glazing, with mains water, electricity and drainage connected.

With no onward chain and plenty of the practical boxes already ticked, this is a home that offers a great foundation for its next owners. The accommodation is generous, the bedrooms are genuinely useful, there's excellent parking and the garden gives you a private outdoor space to enjoy throughout the seasons.

Comfortable, versatile and easy to live in, this is a detached bungalow with the space to settle in, make your own and enjoy for years to come.

Disclaimer

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.

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.

All measurements are provided as a guide and may not be exact.

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.

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.

Referral Disclosure

We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.

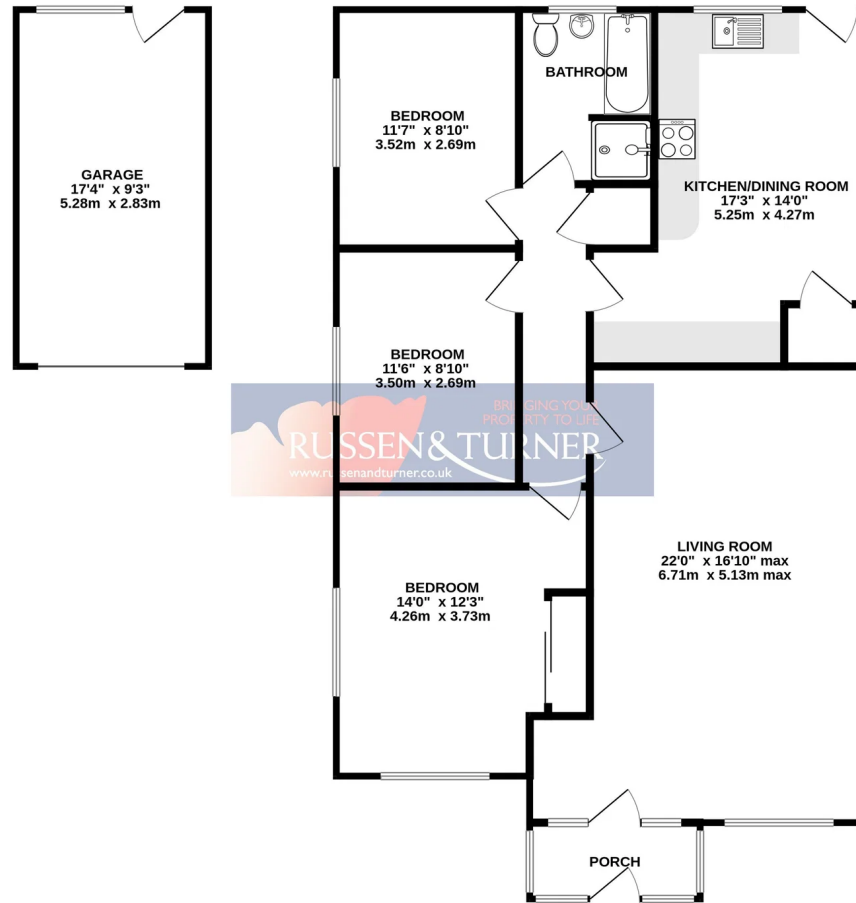
Tenure: Freehold

Property Type: Detached Bungalow

- Generous Detached Bungalow
- Three Double Bedrooms
- No Onward Chain
- Set Within a Cul-de-sac
- Garage and Off-road Parking
- Popular and Highly Desirable Location
- Well Presented
- Private and Low Maintenance Rear Garden
- Bright and Airy Accommodation Throughout
- Gas Central Heating



GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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.
Made with Metropix 6/2026