



**Oak Avenue, South Wootton**

what3words; wobbling.mole.butchers

**£499,995**

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

Life in this home revolves around bringing people together.

Tucked away towards the end of a peaceful cul-de-sac in one of the area's most popular villages, this beautifully presented four-bedroom detached home offers the kind of space and flexibility modern families are searching for. With multiple reception rooms, a wonderful south-west facing garden and thoughtful features throughout, it's a home that's equally suited to busy family life, relaxed weekends and entertaining on a larger scale.

From the moment you step inside, there's an immediate sense of space and comfort. Bright, welcoming interiors combine with generous room proportions to create a home that feels both contemporary and practical, with every room flowing naturally into the next.

The living room is a wonderful place to gather. Stretching over 20 feet in length and enjoying a dual-aspect design, it's flooded with natural light throughout the day. As the evenings draw in, the log burner creates a cosy focal point, transforming the room into the perfect space to relax and unwind. It flows into the stunning garden room, seamlessly extending the living space and creating another versatile area to enjoy year-round. Complete with air conditioning, it's a room that adapts effortlessly to the seasons.

At the centre of the home sits the beautifully appointed open-plan kitchen. Designed with modern living firmly in mind, it combines stylish cabinetry with practical features including a butler sink, integrated dishwasher, wine cooler and breakfast bar. Whether it's busy weekday mornings, family dinners or entertaining guests, this is a space that naturally brings people together.

Just off the kitchen, a separate playroom or study offers valuable flexibility. Perfect for those working from home, it could equally serve as a snug, hobby room or dedicated children's space depending on your needs.

Upstairs, four generously proportioned bedrooms provide ample space for growing families and visiting guests alike. The principal suite benefits from its own contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom complete with a modern three-piece suite and shower over the bath.

Outside, the lifestyle appeal continues. The south-west facing rear garden has been beautifully established, offering a wonderful degree of privacy alongside mature planting that provides colour and interest throughout the year. A generous patio creates the perfect setting for summer entertaining and al-fresco dining, while the summer house offers yet another place to relax, work or entertain.

To the front, a driveway provides ample private parking and leads to a substantial double garage, while practical modern additions including solar panels and an EV charging point help future-proof this exceptional home.

Beautifully presented, wonderfully versatile and perfectly suited to modern family living, this is a home that's ready to be enjoyed from the moment you arrive.

**Tenure:** Freehold

**Property Type:** Detached House

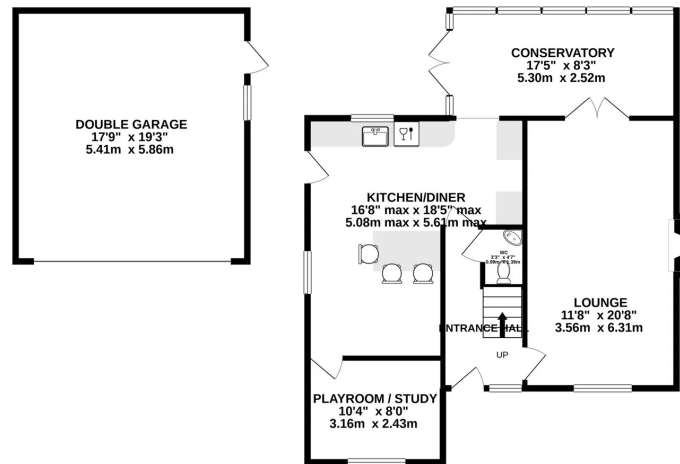
- Detached Family Home
- Four Double Bedrooms
- Cosy Living Room
- EV Charging Point and Solar Panels
- Stunning Garden Room
- Double Garage and Off-road Parking
- Contemporary Kitchen/Breakfast Room
- Stylish Principal Bedroom with En-suite Shower Room
- Private Rear Garden
- Sought After Location

Disclaimer

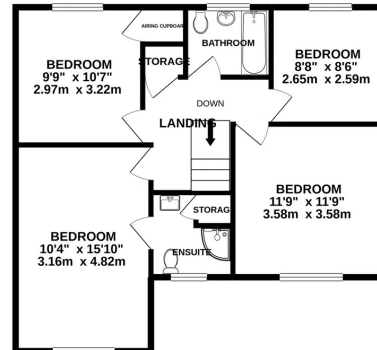
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All 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  
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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