



Bracken Road, South Wootton - An extended, modern, family home

What3words - climber.lectures.wriggled

Offers Over
£425,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 4

There are homes that simply offer more room. Then there are homes that offer more ways to live.

Tucked away within a peaceful cul-de-sac in the ever-popular village of South Wootton, this beautifully extended four-bedroom detached home has been thoughtfully designed around modern family life. Every space has a purpose, every room feels connected, and whether you're entertaining a house full of friends or enjoying a quiet Sunday afternoon, it adapts effortlessly to the pace of everyday living.

From the moment you arrive, the generous proportions are immediately apparent. Yet despite its size, the house feels warm rather than overwhelming, a home that's welcoming, comfortable and somewhere you'll instinctively want to spend time.

At the centre of it all sits the kitchen and dining room, a space that's destined to become the backdrop to family life. A striking double-height ceiling and large skylight flood the room with natural light, creating an uplifting atmosphere throughout the day. French doors blur the line between inside and out, making summer entertaining feel effortless, while the thoughtfully designed kitchen offers an abundance of storage and workspace without compromising on style.

Whether it's breakfast before the school run, homework around the table, Sunday lunches or evenings spent entertaining, this is a room that naturally brings everyone together.

The living room offers a different atmosphere altogether. Softer, quieter and wonderfully inviting, it's a space where the wood-burning stove takes centre stage as the evenings draw in. French doors once again connect seamlessly with the garden, while an adjoining snug provides even greater flexibility, a peaceful reading room, morning coffee spot or cosy second sitting room.

One of the home's greatest strengths is its ability to adapt. An additional reception room, currently arranged as a playroom, could just as easily become a home office, gym, music room or hobby space, allowing the property to evolve alongside your family's changing needs.

Practicality has been considered just as carefully. A separate utility room, ground floor cloakroom and internal access to the garage help keep everyday life running smoothly, ensuring the home functions every bit as well as it looks.

Upstairs, the generous proportions continue. Four bedrooms lead from a spacious landing, each offering flexibility for family life, guests or home working. Bedrooms two and three are comfortable doubles with built-in wardrobes, while the fourth bedroom works equally well as a nursery, study or dressing room.

The principal suite, however, is something altogether more special. Extending to almost 24 feet in length, it feels more like a boutique hotel suite than a traditional bedroom. A dedicated dressing area, walk-in wardrobe and stylish en-suite create a private sanctuary where you can truly switch off at the end of the day.

Outside, the lifestyle continues.

The garden has been designed to be enjoyed rather than admired from afar. A raised deck provides the perfect setting for long summer lunches and evening drinks, while the lawn offers plenty of room for children and pets to play. Tucked away at the bottom of the garden, the summerhouse and games room create an entirely separate entertaining space, somewhere teenagers can escape, guests can gather or adults can unwind long after the sun has disappeared.

And then there's the swimming pool, adding another dimension to family life, transforming ordinary weekends into holidays at home.

This is the kind of property that quietly exceeds expectations. Beautifully designed, wonderfully versatile and perfectly suited to modern family living, it's a home that grows with you, adapts to every stage of life and, once you've experienced it, becomes very difficult to leave.

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 £20.50 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.

Tenure: Freehold

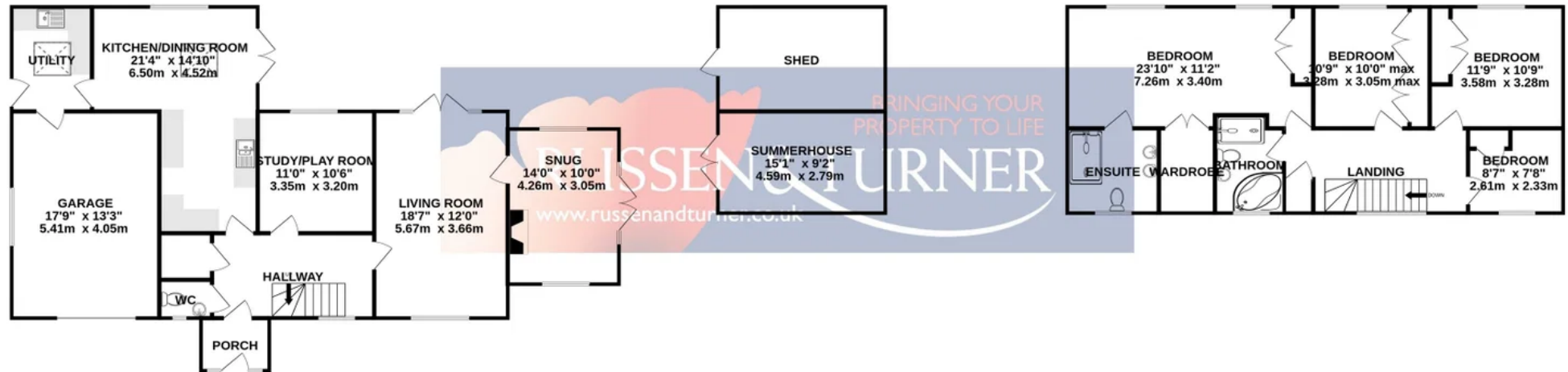
Property Type: Detached House

- Substantial Family Home
- Four Wonderful Bedrooms
- Extended Home - Superb Level of Space
- Wealth of Versatile Accommodation
- Multiple Reception Rooms
- Private and Deceptively Spacious Rear Garden with Pool and Summerhouse
- Generous Garage and Driveway
- Set within Peaceful Cul-de-sac
- Popular Village Location
- Principal Bedroom offers En-suite, Dressing Area and Walk-in Wardrobe



GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.

1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 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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