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Briar Close, South Wootton - A modern and beautifully presented bungalow

£450,000

what3words; pillows.installs.conforms

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

Beautifully finished, brilliantly flexible and with one seriously impressive surprise beyond the main house.

Some homes make you choose between great presentation and future potential. This beautifully finished detached bungalow gives you both.

Currently arranged as a three-bedroom home but offering the flexibility of three or four bedrooms, it combines high-quality finishes with wonderfully adaptable accommodation. Oak flooring, granite worktops, full-width bi-fold doors and underfloor heating to the en-suite give the interior a quality feel, while the impressive double garage and loft space open up a whole range of possibilities for the future.

At the heart of the home is the open-plan kitchen, dining and family room, and it's easy to see this becoming the space where everyday life naturally happens.

The kitchen itself is beautifully finished, with granite work surfaces providing plenty of preparation space, while the open layout means whoever is cooking never feels removed from everything else going on around them.

There's room to gather around the table for dinner, spread out with the Sunday papers over breakfast or simply relax together at the end of the day. Across the rear, full-width bi-fold doors frame the outlook and allow natural light to pour inside.

When summer arrives, open them up and allow the room to flow straight into the garden, perfect for family barbecues, entertaining friends or simply making the most of a warm afternoon.

The bedroom accommodation is equally flexible.

The property is currently configured with three bedrooms, with the principal bedroom connected to an additional room to create a generous suite. This adjoining space could make a fantastic dressing room, private sitting area or perhaps a nursery, while access to the beautifully finished Jack and Jill en-suite, complete with underfloor heating, adds a little everyday luxury.

Alternatively, depending on how you want to use the bungalow, the accommodation lends itself to being arranged as four bedrooms, giving families the freedom to adapt the space as their needs change.

And then comes perhaps the biggest surprise.

A glazed link connects the bungalow to the substantial double garage, but calling it simply a garage doesn't really do the space justice.

Alongside its electric garage door, there is a wash basin, WC and store room, while stairs rise to a fantastic loft space above. For someone working from home, running a business, needing serious hobby space or simply wanting somewhere separate for older children, there's huge potential here.

Subject to the necessary planning permissions, building regulations and professional advice, buyers could also explore whether the building might lend itself to conversion into ancillary or self-contained accommodation, making it particularly interesting for multi-generational families.

Outside, the front has been designed with practicality in mind. Shingle and paved areas keep maintenance straightforward, while the generous driveway provides ample private parking.

To the rear, the lawn gives you space to enjoy the sunshine, but the covered barbecue and entertaining area is likely to become a favourite spot. Whether it's a summer evening with friends, Sunday lunch outside or simply somewhere sheltered to sit with a drink, it adds another genuinely usable dimension to the garden. There's also a more private area tucked away, providing somewhere quieter to escape to.

What really sets this bungalow apart is how much it can offer both now and in the future.

As it stands, it's beautifully presented and ready to move straight into, with sociable open-plan living, flexible bedrooms and a high-quality finish throughout. But the additional garage and loft accommodation gives the next owners an opportunity to shape the property around their own lifestyle in a way few bungalows can offer.

Move straight in and enjoy it exactly as it is, or explore the possibilities and make an already impressive home even more your own.

Tenure: Freehold

- Generous Detached Bungalow
- Versatile Accommodation - 3/4 Bedrooms
- No Onward Chain
- Set within a Cul-de-sac in Popular South Wootton
- Garage and Off-road Parking
- Private and Well Kept Rear Garden - Backing on to area of Woodland
- Open Plan Kitchen and Dining Room
- Wonderfully Presented Throughout
- Potential Annex (STPP)
- Well Presented - Move in Ready

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.

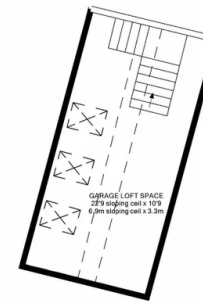
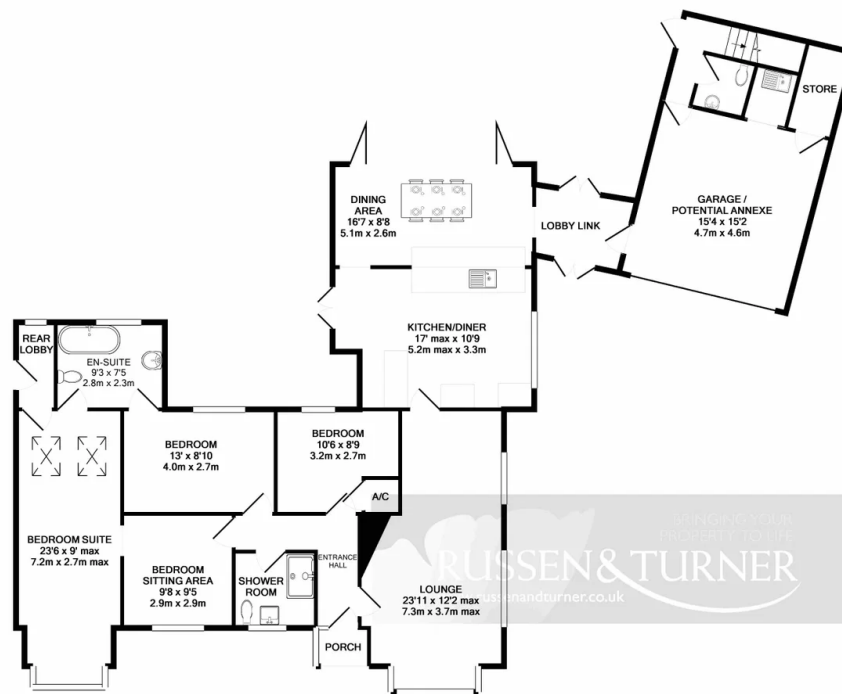
We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

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.





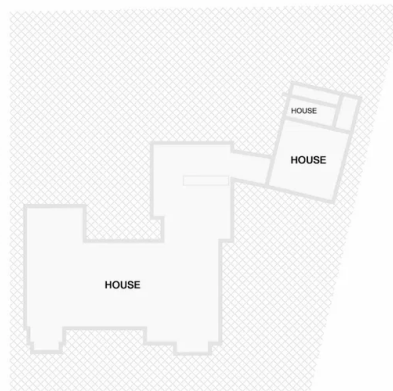
1ST FLOOR
APPROX. FLOOR
AREA 246 SQ. FT.
(22.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1922 SQ. FT. (178.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 1676 SQ. FT.
(155.7 SQ. M.)



SITE PLAN