



**\*\*Walk through video tour\*\*** Merrys are delighted to offer for sale this four bedroom detached family home which is available for the first time since being built and occupied by it's present owners, who have had the property from new. Occupying an enviable position on the Simpson Manor estate in Wootton the property consists of 1350 square ft of accommodation spread over two floors and includes a lounge, kitchen/breakfast room, utility room, separate dining room, study and cloakroom WC on the ground floor with four bedrooms , en-suite to master bedroom and family bathroom on the first floor. There is a double detached garage and off road parking to the rear of the property.

**Wootton - £495,000**

[www.merrys.co.uk](http://www.merrys.co.uk)