

WELCOME TO  
**320 Fiddlers Green Road**



**WOOLCOTT**  
REAL ESTATE





## Elegance Meets Effortless Living

From the moment you arrive, 320 Fiddler's Green feels like home — a bungalow of presence, proportion and ease. Set across 1,935 square feet, the thoughtful split-bedroom design and soaring 12' ceilings create a sense of openness from the very first step inside. Oak hardwood floors, expansive windows and pot lights bring warmth and light into every corner. A formal dining room anchors the layout, while the inviting living room features a gas fireplace that sets the tone for relaxed gatherings.

The freshly painted kitchen offers oak cabinetry, granite counters, stainless-steel appliances and direct access to the backyard.







1,935 Sq. Ft.



\$8,461 / 2025



3



2+1







## Room For Everyone

On the secondary bedroom wing, you'll find two good-sized bedrooms with high ceilings and large windows. Separating the two bedrooms is a well-placed four-piece bathroom.







## Tranquil Primary Escape

The primary suite is a retreat of its own, measuring 18' x 12' with his-and-hers closets and a five-piece ensuite featuring a soaker tub, double vanity and walk-in shower.







## Endless Potential

The lower level extends the living with a spacious rec room framed by oversized windows and a gas fireplace. With a separate entrance, high ceilings and generous square footage, this level invites endless possibilities — whether for family, guests or quiet pursuits.







# Nature Right At Home

Outdoors, the fenced yard offers privacy without excess upkeep, complemented by a composite deck ideal for entertaining or quiet mornings. A triple-car garage and parking for six vehicles add convenience and practicality.

Located in the heart of Ancaster, this home pairs timeless design with modern livability.



# Room Measurements

## MAIN LEVEL

Foyer	7'3" X 11'9"
Living Room	19'8" X 18'4"
Dining Room	12'5" X 13'6"
Kitchen	12'5" X 10'9"
Breakfast Room	12'5" X 10'4"
Primary Bed	12'3" X 20'
Ensuite	5 Piece
Bedroom	10'11" X 12'9"
Bedroom	10'11" X 10'4"
Bathroom	4 Piece
Bathroom	2 Piece
Laundry	5'9" X 7'8"

## LOWER LEVEL

Family Room	31' X 15'5"
Workshop	25' X 18'6"
Basement	56'4" X 18'4"







**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

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