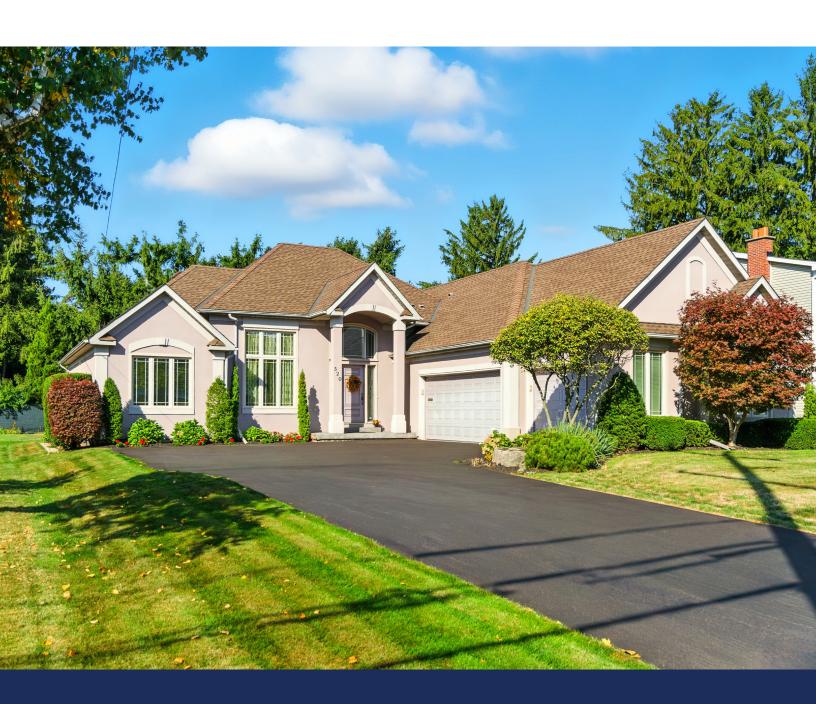
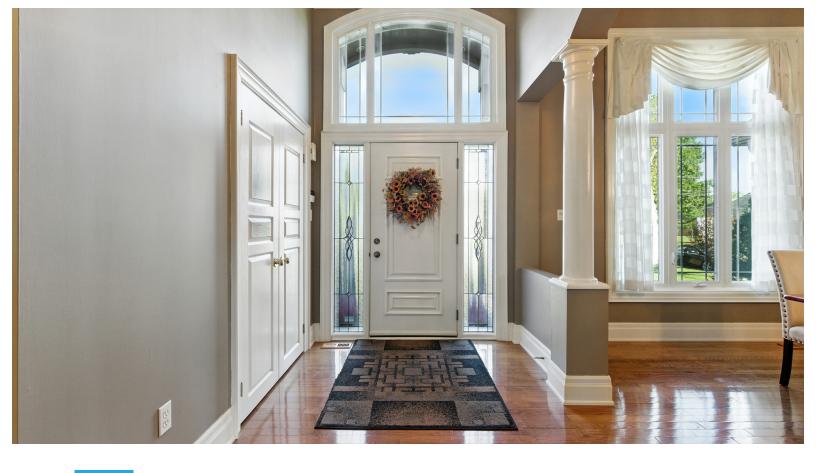
### WELCOME TO

# 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







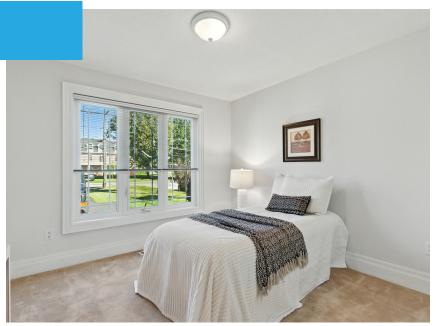






## Room For Everyone

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

7'3" X 11'9"
19'8" X 18'4"
12'5" X 13'6"
12'5" X 10'9"
12'5" X 10'4"
12'3" X 20'
5 Piece
10'11" X 12'9"
10'11" X 10'4"
4 Piece
2 Piece
5'9" X 7'8"

#### **LOWER LEVEL**

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

