



**GINGER COW**  
ESTATE AGENTS

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# 48 Oatlands Drive, Wixams

£350,000

3 3 1





Welcome to this exquisite family home nestled in the sought-after community of Wixams. Boasting impeccable design and functionality, this property offers a luxurious retreat for discerning homeowners.

As you step through the entrance hall, you're immediately greeted by an air of sophistication and style. The spacious lounge beckons with its inviting ambiance, perfect for both intimate gatherings and lively entertainment.

A cloakroom WC adds convenience to daily living, while the large kitchen/diner serves as the heart of the home—a space where culinary delights are prepared and cherished memories are made. With its modern amenities and ample seating, this area effortlessly transitions from mealtime to social hub.

Adjacent to the kitchen lies a separate utility room, complete with its own entrance—a thoughtful touch for busy families and pet owners, providing a designated space to clean up after outdoor adventures without tracking mess through the main living areas.

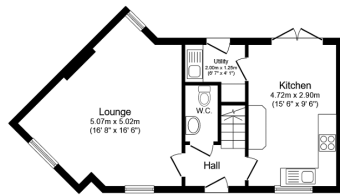
Upstairs, three generously proportioned bedrooms await, each offering a sanctuary of comfort and tranquility. The master bedroom boasts plenty of fitted wardrobes and an en-suite bathroom, offering a private oasis for relaxation and rejuvenation.

A family bathroom completes the upper level, featuring elegant fixtures and finishes to enhance the overall sense of luxury and comfort.

One of the standout features of this home is its Hive heating system, allowing for convenient control of the temperature via a user-friendly app. Say goodbye to chilly mornings and hello to personalised comfort at your fingertips.

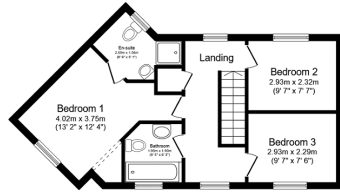
Outside, a lovely sunny rear garden beckons, providing a serene escape for outdoor enjoyment and al fresco dining. The expansive size of the garden offers endless possibilities for recreation and relaxation, making it the perfect backdrop for family gatherings and summer soirées.





**Ground Floor**

Floor area 45.0 m<sup>2</sup> (485 sq.ft.)



**First Floor**

Floor area 45.0 m<sup>2</sup> (485 sq.ft.)

**TOTAL: 90.0 m<sup>2</sup> (969 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

