



GINGER COW
ESTATE AGENTS

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Southern Cross, Wixams

Guide Price £400,000

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GUIDE PRICE £400,000 - £415,000

Welcome to this exquisite four-bedroom family home nestled in the desirable community of Wixams. This property offers a perfect blend of modern design and functional living spaces, making it an ideal choice for families. The heart of the home is the expansive kitchen/diner/family room, designed to be the hub of daily life and entertaining. Adjacent to this area is a dedicated study, providing a quiet retreat for work or study. The ground floor also features a convenient cloakroom WC and a spacious lounge, perfect for unwinding after a busy day.

Upstairs, you will find four generously sized bedrooms. The master suite includes an ensuite bathroom, while the second bedroom also benefits from an ensuite, providing privacy and convenience. The remaining two bedrooms share a well-appointed family bathroom. Outside, the property boasts an

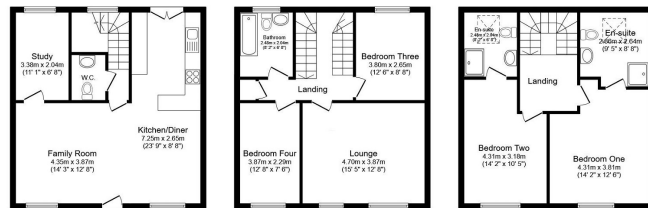


Floor Area: 1700 sq. ft.

Tenure: Freehold

Service Charge: £N/A per annum

Ground Rent: £N/A per annum



Ground Floor
Floor area 52.2 m² (562 sq.ft.)

First Floor
Floor area 52.2 m² (562 sq.ft.)

Second Floor
Floor area 52.1 m² (561 sq.ft.)

TOTAL: 156.5 m² (1,684 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), coverings 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.io

