



**GINGER COW**  
ESTATE AGENTS

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## Falcon Field, Wixams

£525,000

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Welcome to this stunning four-bedroom family home, nestled in a quiet cul-de-sac in the village of Wixams.

Upon entering, you are greeted by a welcoming entrance hall, complete with a cloakroom WC. The hall leads to a large kitchen/diner/family room, a versatile space perfect for cooking, dining, and relaxing. This room extends into a large lounge, featuring bi-fold doors and a large orangery skylight, filling the space with natural light.

The expansive, south-facing rear garden wraps around the side of the property, providing ample space for relaxation and play.

On the first floor, are 2 double bedrooms, including a master bedroom with an en-suite bathroom, and a family bathroom. The 2nd floor has another 2 double bedrooms, sharing a Jack and Jill style bathroom.



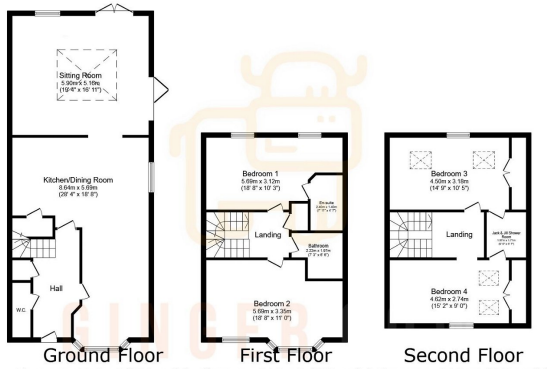


Floor Area: 1959 sq. ft.

Tenure: Freehold

Service Charge: £380 per annum

Ground Rent: £0 per annum



Floor area 82.8 m<sup>2</sup> (891 sq.ft.) Floor area 51.8 m<sup>2</sup> (557 sq.ft.) Floor area 47.4 m<sup>2</sup> (510 sq.ft.)

TOTAL: 182.0 m<sup>2</sup> (1,959 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 inspections. Powered by www.propertybox.co.uk

