



**GINGER COW**  
ESTATE AGENTS

01234 860215



## Swift Way, Wixams

£525,000

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This six-bedroom detached family home offers a rare opportunity to acquire a spacious and well-designed property in the sought-after Wixams village. With generous living spaces, a modern kitchen/diner, beautifully maintained gardens, and excellent local amenities, this home is ideal for growing families. Its proximity to major transport links further enhances its appeal. Viewings are highly recommended to fully appreciate everything this impressive home has to offer.



Floor Area: 2023 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



Ground Floor  
Floor area 74.5 m<sup>2</sup> (802 sq.ft.)

First Floor  
Floor area 72.3 m<sup>2</sup> (779 sq.ft.)

Second Floor  
Floor area 41.4 m<sup>2</sup> (446 sq.ft.)

Garage  
Floor area 14.7 m<sup>2</sup> (158 sq.ft.)

TOTAL: 203.0 m<sup>2</sup> (2,185 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. Floor covered for rental upon the only 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

