



GINGER COW
ESTATE AGENTS

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Lavender Lane, Wixams

Offers Over £500,000

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A meticulously maintained four-bedroom detached home in the desirable 'Willow Grove' development, Wixams. Built in 2023 by Messrs Barrett Homes, this property spans approximately 1,421 sqft and boasts contemporary décor, upgraded fittings, and the advantage of no upper chain, with 9 years remaining on its NHBC warranty.

The ground floor features an inviting entrance hall, cloakroom, 17ft living room with a feature wall, study/playroom, and a 27ft kitchen/dining/family room with patio doors to a south-east facing garden. A utility area completes the floor. Upstairs, the master suite includes an en-suite shower room and a walk-in dressing room (formerly the fourth bedroom), plus two additional spacious bedrooms and a family bathroom.

Further benefits include double glazing, gas central heating, and a block-paved driveway leading to an oversized single garage.

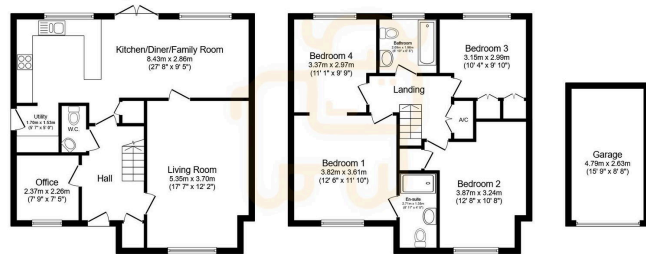


Floor Area: 1421 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



Ground Floor
Floor area 65.8 m² (708 sq.ft.)

First Floor
Floor area 65.8 m² (708 sq.ft.)

Garage
Floor area 12.6 m² (136 sq.ft.)

TOTAL: 144.1 m² (1,551 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), coverages and orientations are approximate. No details are guaranteed. floor 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

