



**GINGER COW**  
ESTATE AGENTS

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## 58 Horseshoe Crescent, Wixams

£440,000

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Situated on a corner plot in a quiet cul-de-sac, this energy-efficient home features solar panels and an impressive EPC rating of A (98). The ground floor includes an entrance hall, study area, cloakroom WC/utility room, dual-aspect lounge, and a 21ft kitchen/diner.

Upstairs, there are three double bedrooms and a good-sized single, with the master benefiting from an en-suite. The landscaped rear garden is wall-enclosed with access to a garage (with power & lighting). A driveway to the side provides off-road parking for at least two cars.

Located in the sought-after Wixams community, this home is perfect for families, with excellent local amenities and transport links. Viewing highly recommended!



Floor Area: 1222 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

