



**GINGER COW**  
ESTATE AGENTS

01234 860215



# Harlequin Crescent, Wixams

£335,000

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## Modern Three-Bedroom Family Home in Willow Grove, Wixams

Located in the sought-after Willow Grove area of Wixams, this well-presented three-bedroom family home offers stylish and practical living spaces, ideal for modern family life.

The property welcomes you with an entrance hall leading to a convenient cloakroom WC. The spacious lounge provides a comfortable setting to relax, while the open-plan kitchen/diner is well-equipped and perfect for entertaining, with ample space for dining and direct access to the rear garden.

Upstairs, the master bedroom benefits from a private en-suite, while the second bedroom is a well-sized double. The third bedroom offers flexibility as a single room or study, ideal for home working. A modern family bathroom completes the first floor.

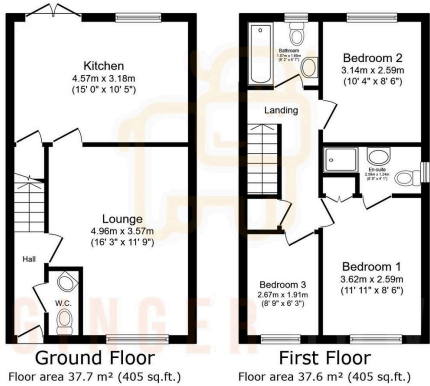


Floor Area: 810 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



TOTAL: 75.3 m<sup>2</sup> (810 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 inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

