



**GINGER COW**  
ESTATE AGENTS

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## Swan Road, Wixams

£500,000

4 4

This impressive four-bedroom detached family home offers an ideal blend of space, comfort, and modern living. The property welcomes you with a spacious entrance hall that leads into a versatile kitchen/diner/family room, perfect for both everyday living and entertaining. A good-sized lounge, separate dining room, utility room, and cloakroom WC complete the ground floor.

Upstairs, the first floor boasts a generous main bedroom with an ensuite, a second bedroom also with an ensuite, and a third double bedroom. Bedroom four, currently used as a study and dressing room, provides flexibility to suit your needs. The family bathroom serves the remaining bedrooms.

Externally, the property features a beautifully landscaped rear garden with a lawn, patio, and decking area, ideal for outdoor relaxation. There is convenient access to the garage via a side





Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

