



**GINGER COW**  
ESTATE AGENTS

01234 860215

# Brooklands Avenue, Wixams

£350,000

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Situated on the desirable Brooklands Avenue in Wixams, this beautifully presented three-bedroom family home offers spacious and versatile living across three floors. The ground floor features an entrance hall, cloakroom WC, and a modern kitchen/breakfast room, while the rear lounge/diner opens into a bright conservatory overlooking the landscaped garden. The first floor hosts two bedrooms and a stylish family bathroom, while the top floor is dedicated to the impressive master suite with Velux windows, dressing area, and ensuite. The rear garden is larger than average, with patio and artificial lawn, and a gate leads to two allocated parking spaces under a carport. A wonderful home combining comfort, practicality, and charm in a sought-after Wixams setting.

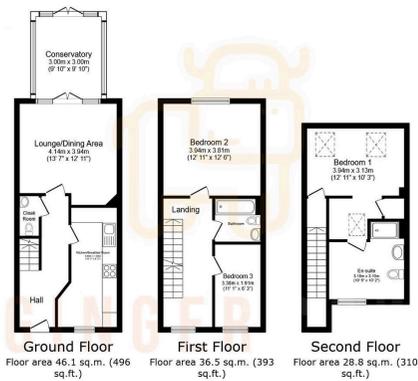


Floor Area: 1200 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



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 inspections. Powered by www.propertybox.co.uk



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