



**GINGER COW**  
ESTATE AGENTS

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## Woodpecker Gardens, Wixams

£550,000

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This impressive 5/6 bedroom executive detached home sits in a quiet cul-de-sac overlooking a small park, just a short stroll from local schools, shops, Wixams lake and play areas. The ground floor features a welcoming hall, spacious lounge with gas fireplace and French doors to the garden, a modern kitchen/diner also with garden access, a cloakroom WC and a versatile study/snug that can double as a sixth bedroom. The first floor offers the master bedroom with ensuite and fitted wardrobes, two further doubles and the family bathroom. The top floor provides two very large double bedrooms and a shower room WC. Outside, the west-facing rear garden is a generous size, while the driveway offers parking and leads to a garage. A superb, flexible family home in a desirable setting.



Floor Area: 1750 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

