



Connells

Southern Cross
Wixams Bedford



Property Description

The Wixams Development in Bedford is a modern and stylish residential area that offers a high standard of living for its residents. The layout of the property is well thought out and spacious, with the ground floor comprising of a welcoming lounge area, a contemporary kitchen/diner perfect for entertaining guests, and a convenient downstairs WC.

Moving up to the first floor, you will find two generously sized double bedrooms, each offering ample space for storage and relaxation. The master bedroom, located on the top floor, boasts an en-suite bathroom for added convenience and privacy. The family bathroom on the first floor is beautifully designed and equipped with modern fixtures and fittings.

Outside, the property features an enclosed garden, providing a private outdoor space for residents to enjoy. The garage, complete with a driveway, offers secure parking for vehicles and additional storage space. The partially converted garage also provides the perfect opportunity to create a home gym or additional living space, adding value and versatility to the property.

A Viewing of the property is highly recommended!!

Entrance Hall

Cloakroom

Lounge

16' 4" x 11' 11" (4.98m x 3.63m)

Kitchen/Diner

15' 6" x 10' 6" (4.72m x 3.20m)

First Floor

Landing

Bedroom One

21' 8" Max x 15' 4" Max (6.60m Max x 4.67m Max)

Ensuite

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)

Bedroom Three

12' x 8' 8" (3.66m x 2.64m)

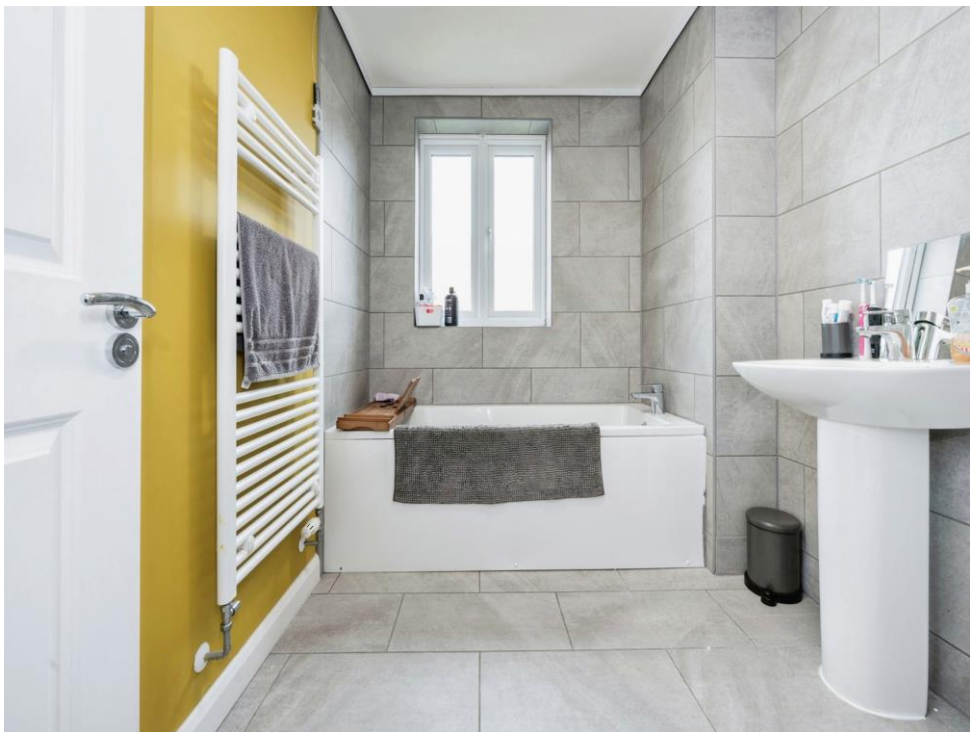
Bathroom

External

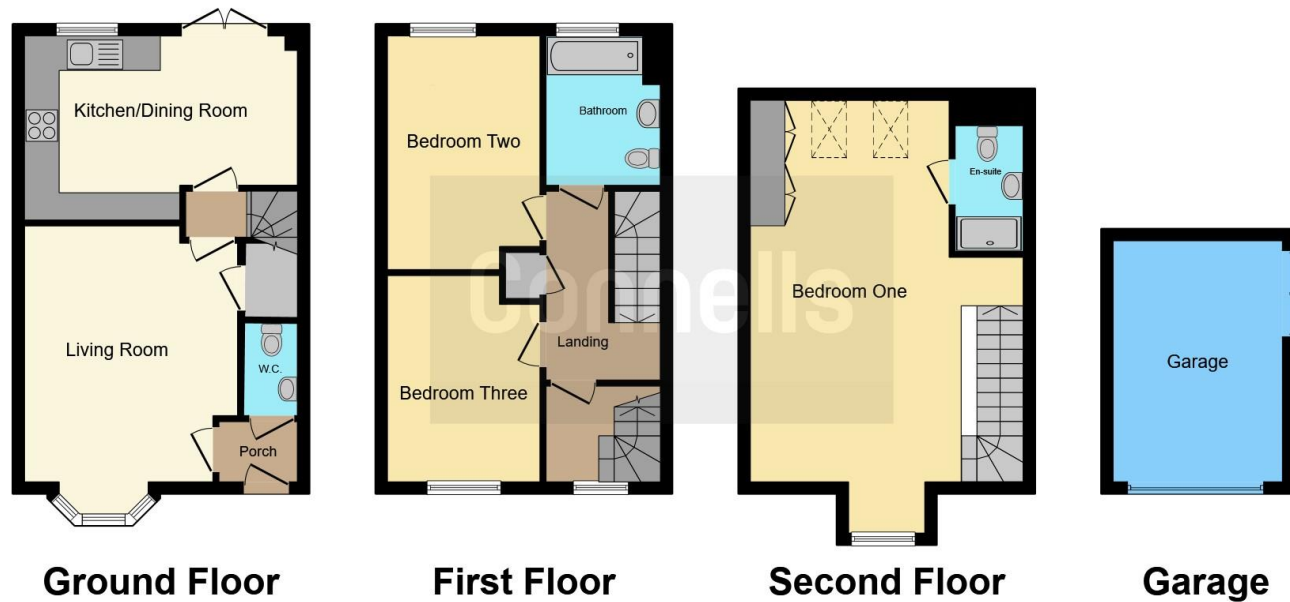
Rear Garden

Garage









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: B

Tenure: Freehold

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