

Love Homes



Hummingbird Way, Wixams, Bedfordshire, MK42 6EU

The ground floor offers an entrance hall leading to a modern kitchen/dining room with integrated appliances, ideal for daily meals and entertaining. A spacious reception area provides room for relaxation or play, complemented by neutral décor, abundant natural light, and a handy downstairs W.C. The first floor includes a family bathroom and two generous bedrooms, one currently used as a lounge. On the second floor, Bedrooms 1 and 2 share a stylish Jack and Jill en suite. Outside, the low-maintenance north/east-facing garden features a decking area, perfect for alfresco dining or unwinding in a welcoming outdoor setting.



This property is presented by Patrick Graystone - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



9.8m



3



1



2

Tenure: Freehold

Council Tax: B



Wixams, Bedfordshire, is a modern and thriving community designed with families in mind. Located just a short drive from Bedford town centre, it offers excellent transport links to London, Milton Keynes, and Cambridge, making it ideal for commuters. The development features a range of local amenities including schools, shops, healthcare facilities, and green open spaces. Its lakes, parks, and walking trails provide plenty of opportunities for outdoor activities and relaxation. With a strong sense of community, regular events, and ongoing expansion, Wixams combines the convenience of modern living with a welcoming village atmosphere, making it a highly desirable place to live.



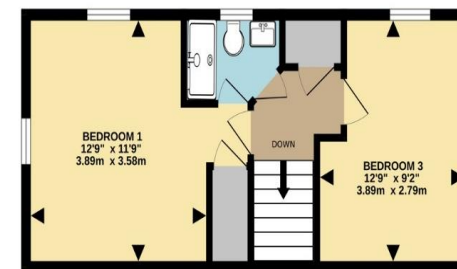
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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