



GINGER COW
ESTATE AGENTS

01234 860215

Brooklands Avenue, Wixams

£420,000

4 4

This home offers a superb blend of comfortable living, practical features, and a flexible layout, located close to local schools, shops and parks, making it an excellent choice for a family seeking space and convenience. The heart of this home is a well-proportioned kitchen/diner, featuring double doors that open directly onto the garden, creating a seamless flow for entertaining and everyday family life. The first floor is home to a generously sized lounge, made bright and airy by a Juliet balcony, providing a pleasant outlook. Ascending to the second floor, you will find the principal bedroom, a private retreat complete with its own en-suite shower room. A second spacious bedroom also benefits from en-suite facilities and convenient built-in wardrobes, offering excellent storage solutions. Outside, the rear garden has been thoughtfully landscaped, featuring artificial grass and a decking area. Parking is provided via a garage located en bloc to the rear of the property.



Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

