



**GINGER COW**  
ESTATE AGENTS

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## 2 Waterway Place,

£375,000

3 3

Situated within the sought-after village of Wixams, this attractive family home combines modern styling with spacious, well-balanced accommodation throughout. The welcoming hallway leads to a bright dual-aspect lounge with bespoke storage and a feature fireplace, alongside a contemporary kitchen/dining room fitted with integrated appliances and French doors opening onto the garden. A separate utility room and cloakroom add practicality to the ground floor. Upstairs offers three generous bedrooms, including a superb principal suite with fitted wardrobes and a stylish en-suite, plus a modern family bathroom. Outside, the property benefits from a covered carport providing parking for multiple vehicles and a generous rear garden with lawn and patio seating areas. Ideally positioned close to local schools, green spaces, amenities and excellent transport links into Bedford and London.



Floor Area: 866 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

