



**GINGER COW**  
ESTATE AGENTS

01234 860215

## Lesser Avenue, Wixams

£570,000

5 4

Tucked away in a private cul-de-sac of just five homes, this exceptional 4/5 bedroom detached family home on Lesser Avenue offers spacious, stylish living in a prime Wixams location. Presented in show-home condition throughout, it is hard to believe the property is only six years old. The ground floor features a welcoming entrance hall, large bay-fronted lounge, and a stunning 24ft+ kitchen/dining/family room forming the heart of the home, along with a utility room, cloakroom/WC and access to the integral garage. Upstairs are two en-suite bedrooms, two further generous doubles, and a fifth single ideal as a study or dressing room. Outside, the south-facing landscaped garden boasts sheltered decking, patio areas, artificial lawn and storage shed. To the front is landscaped frontage and driveway parking for up to three vehicles. Ideally located within walking distance of local schools and parks, this is a rare opportunity in a highly sought-after setting.

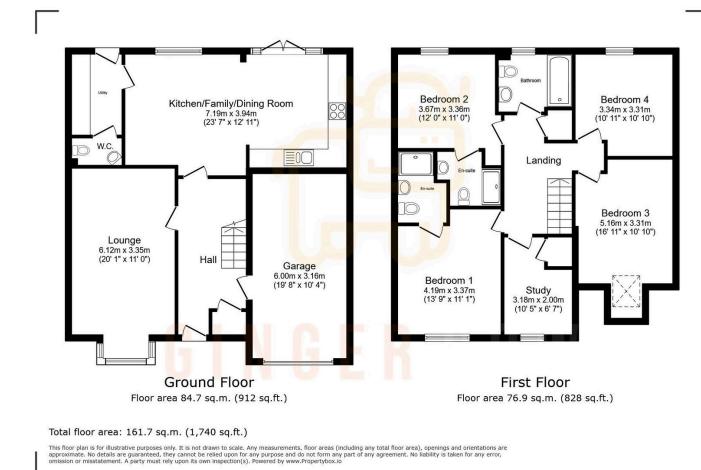


**Floor Area:** 1528 sq. ft.

**Tenure:** Freehold

**Service Charge:** £0 per annum

**Ground Rent:** £0 per annum



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