



**GINGER COW**  
ESTATE AGENTS

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## Pond Gardens, Wixams

£525,000

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Situated within the ever-popular Wixams development, this impressive four-bedroom family home offers spacious and stylish accommodation perfectly suited to modern living. The ground floor features a welcoming entrance hall, cloakroom, a bright bay-fronted lounge and a superb open plan kitchen/dining and family room with vaulted ceiling, Velux windows and bi-fold doors opening onto the rear garden – creating a fantastic space for both everyday living and entertaining. The kitchen is beautifully appointed with granite work surfaces, a central island and integrated appliances, complemented by a separate utility room. Upstairs, the property offers four well-proportioned bedrooms including a generous principal bedroom with fitted wardrobes and ensuite, alongside a modern family bathroom. Outside, the southerly facing rear garden provides a lovely private space with lawn and patio, while the front offers a shaped lawn, driveway parking and access to the garage.



Floor Area: 1292 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

