



GINGER COW
ESTATE AGENTS

01234 860215

Sheepcote Edge, Wixams

£350,000

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Located within the sought-after Village 4 area of Wixams, this superb three-bedroom family home is ideally positioned within walking distance of the proposed Wixams railway station.

The accommodation comprises an entrance lobby, spacious lounge and a stylish kitchen/diner stretching across the rear of the property with French doors opening onto the garden. A cloakroom/WC completes this floor.

Upstairs are three bedrooms, including two doubles and a single. The principal bedroom benefits from an en-suite, while the remaining bedrooms are served by a modern family bathroom.

Presented in excellent condition throughout, the property also boasts a beautifully landscaped rear garden with porcelain patio tiles, enclosed walled boundaries and secure gated

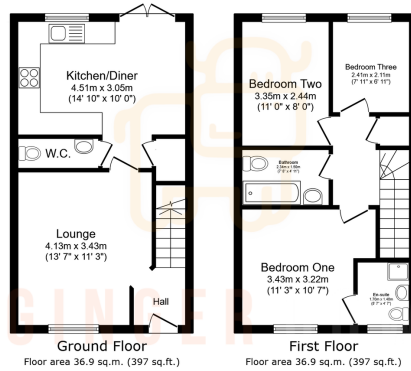


Floor Area: 800 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



Total floor area: 73.8 sq.m. (794 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

