

**GINGER COW**  
ESTATE AGENTS

01234 860215

## 5 Ladybird Way, Wixams

£360,000

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Located in the heart of sought-after Wixams Village, this beautifully presented three-bedroom end of terrace home offers modern, spacious living along with the rare benefit of driveway parking and a single garage. Built by Taylor Wimpey to a high specification and further enhanced, the property features an entrance hall, cloakroom/WC and a stylish kitchen with breakfast bar. To the rear, a generous living/dining room opens into a substantial conservatory with warm roof, ideal for year-round use.

Upstairs are three well-proportioned bedrooms, including two doubles, with an en-suite and fitted wardrobes to the principal bedroom, plus a contemporary family bathroom. The landscaped rear garden provides decking and lawn, creating a private outdoor retreat. Well placed for local amenities and excellent road links via the A6 and A421.

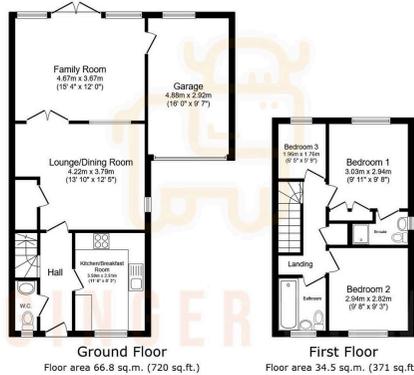


Floor Area: 976 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



Total floor area: 101.4 sq.m. (1,091 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 inspections. Powered by www.Propertybox.com

