

**GINGER COW**  
ESTATE AGENTS

01234 860215

## Southern Cross, Wixams

£350,000

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An immaculately presented three-bedroom semi-detached home located within the sought-after Willow Grove development in Wixams. Offering stylish and well-balanced accommodation, the property comprises a welcoming entrance hall, cloakroom/WC, spacious lounge and a contemporary kitchen/dining room ideal for modern family living.

Upstairs features two generous double bedrooms, a well-proportioned third bedroom, an en-suite to the principal bedroom and a modern family bathroom.

The standout landscaped rear garden boasts a patio, lawn and decking area, perfect for entertaining. A rear gate leads to two allocated parking spaces, currently equipped with an EV charger. A superb home in a thriving community with excellent amenities and transport links nearby.

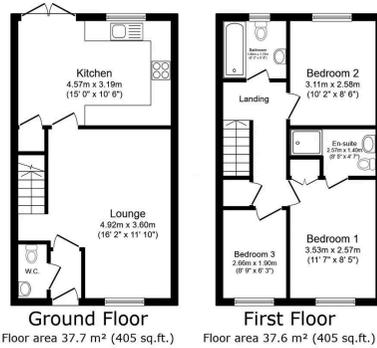


Floor Area: 811 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



TOTAL: 75.3 m<sup>2</sup> (811 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 errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



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