



GINGER COW
ESTATE AGENTS

01234 860215

Swan Road, Wixams

£500,000

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This impressive four-bedroom detached family home offers an ideal blend of space, comfort, and modern living. The property welcomes you with a spacious entrance hall that leads into a versatile kitchen/diner/family room, perfect for both everyday living and entertaining. A good-sized lounge, separate dining room, utility room, and cloakroom WC complete the ground floor.

Upstairs, the first floor boasts a generous main bedroom with an ensuite, a second bedroom also with an ensuite, and a third double bedroom. Bedroom four, currently used as a study and dressing room, provides flexibility to suit your needs. The family bathroom serves the remaining bedrooms.

Externally, the property features a beautifully landscaped rear garden with a lawn, patio, and decking area, ideal for outdoor relaxation. There is convenient access to the garage via a side

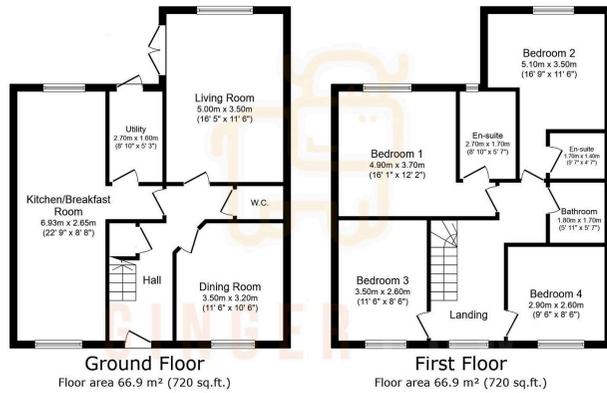


Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum



TOTAL: 133.8 m² (1,441 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.io

