



**GINGER COW**  
ESTATE AGENTS

01234 860215

# Woodpecker Gardens, Wixams

£360,000

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\*\*\*CHAIN FREE\*\*\* Stepping inside, the ground floor welcomes you with a spacious entrance hall that leads to the kitchen/diner, perfect for both casual meals and entertaining. This level also benefits from a convenient cloakroom/WC and direct access to the integral single garage, offering practical storage and parking solutions. Ascending to the first floor, you'll find the heart of the home — a generous lounge, providing a comfortable and versatile space for relaxation. This floor also hosts the impressive master bedroom, complete with its own private ensuite bathroom, offering a tranquil retreat. The second floor is dedicated to further accommodation, featuring a comfortable double bedroom, two well-proportioned single bedrooms, and a modern family bathroom, ensuring ample space for all. Each room is bright and airy, ready to be customised to individual preferences.



**Floor Area:** 1250 sq. ft.

**Tenure:** Freehold

**Service Charge:** £0 per annum

**Ground Rent:** £0 per annum



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