



**GINGER COW**  
ESTATE AGENTS

01234 860215

## Bedford Road, Wilstead/Wixams

£425,000

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A charming and spacious extended semi-detached home offering flexible 2/3 bedroom accommodation, an exceptional landscaped rear garden, detached garage and ample off-road parking. Ideally positioned on the fringe of Wixams and Wilstead, the property offers approximately 1,320 sq ft of accommodation. The ground floor features a generous entrance hall, bay-fronted sitting room, separate dining room, bespoke fitted kitchen with adjoining breakfast/utility area, boot room and bright conservatory overlooking the garden. Upstairs are two generous double bedrooms, a versatile third bedroom/dressing room/nursery, four-piece family bathroom and separate WC. Outside, the beautifully established rear garden features paved pathways, mature planting, seating areas, lawn and ornamental pond. There is also a detached garage with electricity, further tool shed and parking for several vehicles. Offered with no upward chain.



Floor Area: 1320 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

