



11 Waxwing Walk, Chichester, PO20 2NA

Guide Price £435,000

11 Waxwing Walk, Chichester

Bright and spacious four bedroom semi-detached family home.

- 1,160 sqft family home
- Popular residential setting
- West aspect sitting room and rear garden
- Spacious, well appointed kitchen/dining room
- Flexible first floor accommodation
- Four bedrooms
- En-suite shower and family bathroom
- Single garage and EV charger

Built in 2022 by Taylor Wimpey Homes, this beautifully presented semi-detached family house is situated in a popular location on the edge of Chichester.

The property benefits from the balance of its NHBC guarantee and offers modern design, generous living space, and thoughtful features throughout.

The wide entrance hall leads to a cloakroom and a well-proportioned kitchen/dining room with sleek white-fronted cupboards and a full range of integrated appliances, including a double oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer.





The sunny west-facing sitting room features wide picture windows and French doors opening onto the rear garden.

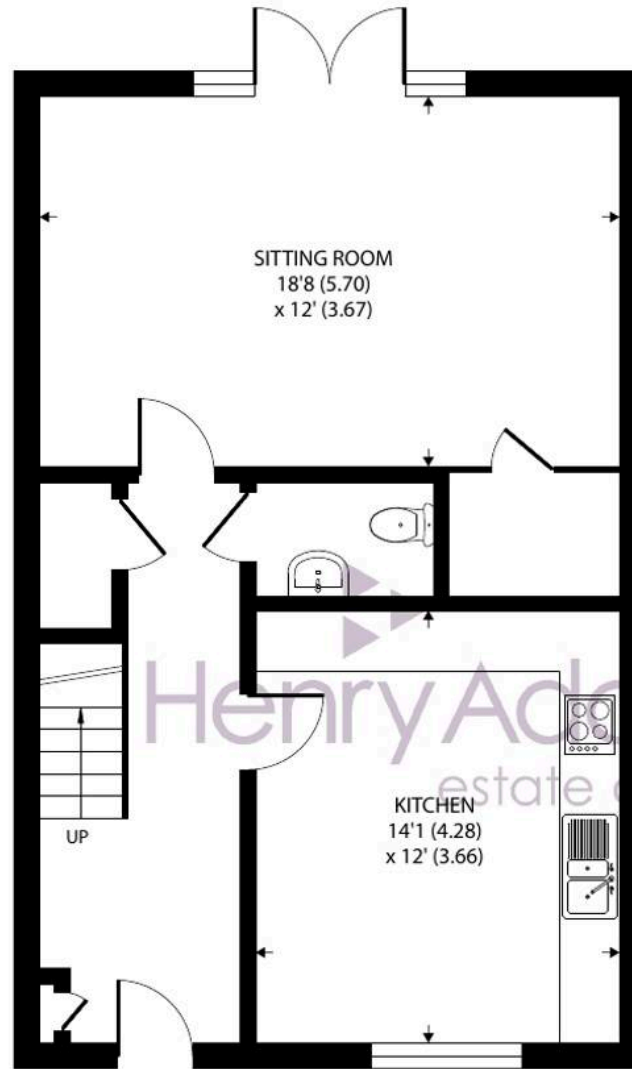
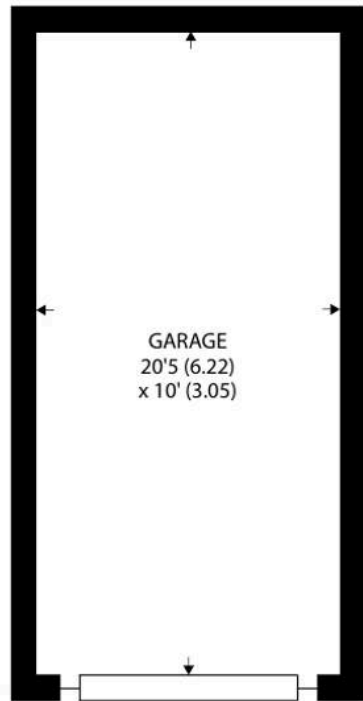
Upstairs, the principal bedroom includes an en-suite shower room, while three further bedrooms share a stylish family bathroom with a shower over the bath.

Outside, the open-plan front garden is complemented by a long block-paved driveway leading to a large single garage with an EV charger. A side gate gives access to the attractive rear garden, where young silver birch trees add privacy and charm.

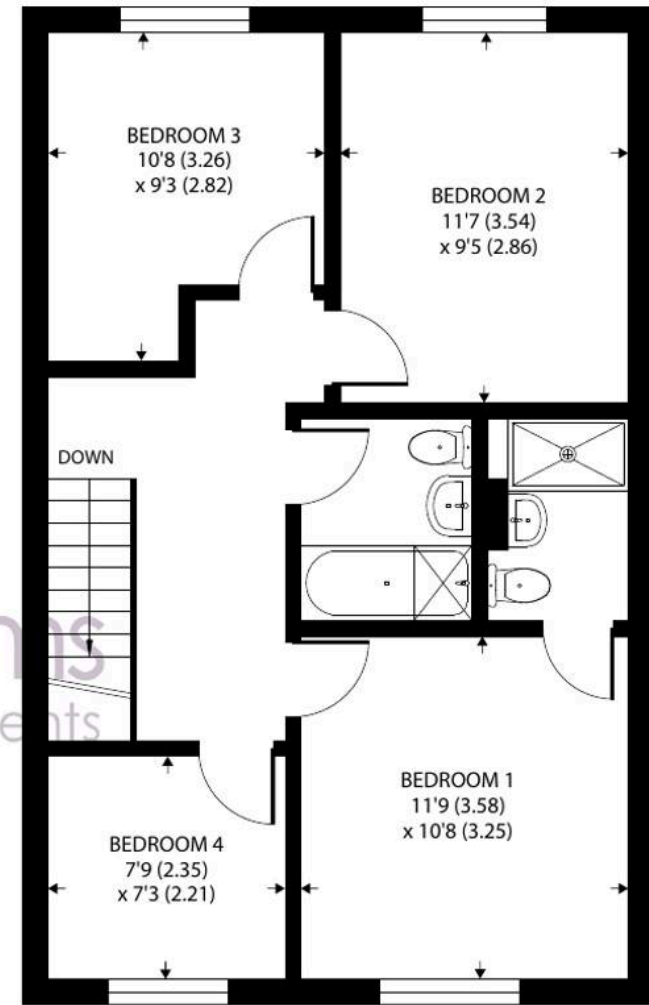
Chichester District Council - 25/26 Tax Band E £2,855.96 EPC-B







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1160 sq ft / 107.7 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Location - Situated on eastern side of Chichester in the popular Shopwhyke Lakes development with easy access of the A27, the property is approximately a mile and a half distance to Chichester city centre and conveniently located only a half a mile walk from the Portfield out of town retail park, which boasts flagship stores such as John Lewis, M&S Food Hall and Sainsbury's. The cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days . There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - Proceed north east out of Chichester along A285 (St Pancras) On reaching the roundabout with the A27, take the third exit (A27 westbound) keeping in the left hand slip road and turn into Westen Lane. At the end turn right into Longacres proceed to the end and bear left into Shopwhyke Road. Take the second turning on the left into Eider Drive and then right into Bittern Way. Proceed into Waxwing Walk and as the road bend round to the left number 11 is a short distance along on the left. what3words - remit.bolsters.merge

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

