



30 Woodpecker Way, West Broyle, Chichester, PO19 3JZ

Guide Price £475,000

 **Henry Adams**
estate agents

30 Woodpecker Way, Chichester

Modern living meets countryside convenience at Minerva Heights

- Immaculately presented three-bedroom detached family home built by Miller Homes in 2024
- Balance of the 10-year NHBC warranty with only one owner since new
- Sought-after Minerva Heights development on the north-west side of Chichester
- Attractive corner plot with beautifully landscaped, enclosed rear garden
- Triple-aspect sitting room with plantation shutters and French doors to the garden
- Stylish dual-aspect kitchen/dining room with integrated appliances and breakfast bar
- Separate utility room, ground floor cloakroom and principal bedroom with en suite
- Garage, currently subdivided to provide flexible storage/workspace, plus driveway parking for two cars
- Countryside walks on the doorstep, with easy access to Chichester city centre and transport links

An immaculately presented three-bedroom detached family home, built by Miller Homes in 2024, benefiting from the balance of a 10-year NHBC warranty. Offered for sale only because of the owners' relocation, this superb property occupies an attractively landscaped corner plot on the highly sought-after Minerva Heights development, ideally positioned on the north-west side of Chichester with the countryside quite literally on the doorstep.





The welcoming entrance hall leads to a cloakroom and a bright, triple-aspect sitting room featuring fitted plantation shutters and French doors opening onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

The dual-aspect kitchen/dining room is beautifully appointed with an extensive range of contemporary shaker-style wall and base units, complemented by integrated appliances including an electric oven, gas hob with cooker hood, dishwasher and a breakfast bar with additional storage beneath. A separate utility room provides further practicality.

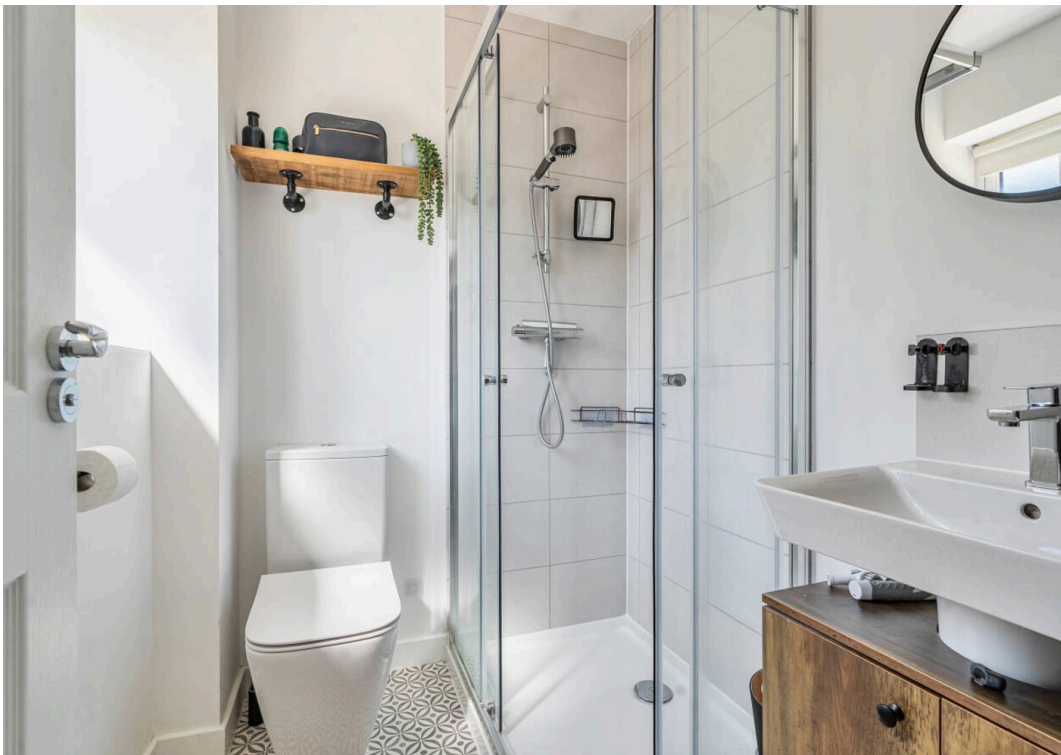
Upstairs, the property offers three well-proportioned bedrooms together with a stylish family bathroom. The principal bedroom benefits from a contemporary en-suite shower room and there is a storage cupboard in bedroom two.

Outside, the enclosed rear garden has been thoughtfully landscaped by the current owners, having been levelled to create an attractive and usable space with a paved patio, lawn and sleeper-edged flower borders. A pathway leads to the garage, which has been informally divided into two sections to provide flexible storage or workspace. To the side of the property, a private driveway provides off-road parking for two vehicles and leads to the garage.

This exceptional home combines the benefits of a nearly new property with tasteful improvements already completed by the current owners, making it an ideal choice for purchasers seeking a home that is ready to move straight into.

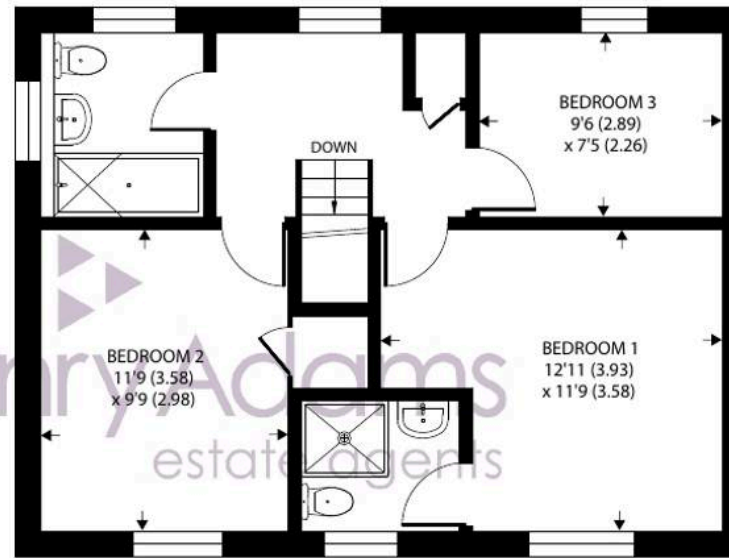
Chichester District Council - 26/27 Tax Band E £3,045.97 EPC-B



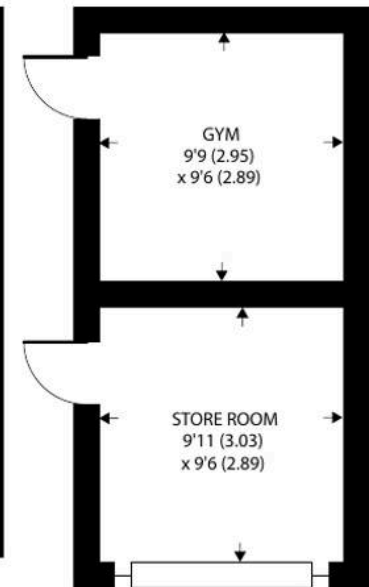




GROUND FLOOR



FIRST FLOOR



NOT SHOWN IN
ACTUAL LOCATION

Approximate Area = 1030 sq ft / 95.6 sq m

Store Room = 94 sq ft / 8.7 sq m

Gym = 92 sq ft / 8.5 sq m

Total = 1216 sq ft / 112.8 sq m

For identification only - Not to scale



Location - The house is situated in a semi-rural location on a the Minerva Heights development, with facilities including primary schools, playground and copse areas for walks. Located on the edge of the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Nearby is The Centurion Way which runs from Chichester to West Dean/Singleton. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent 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 west out of Chichester on the B2178 (St Pauls Road). After leaving the outskirts of Chichester at the roundabout take the first exit into Drovers Lane. Proceed to the end of Drovers Lane and at the junction turn left and the right into Woodpecker Way. Take the first turning on the right and number 30 is at the end on the left.
What3words - overpower.primed.upwards

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](https://www.henryadams.co.uk)

