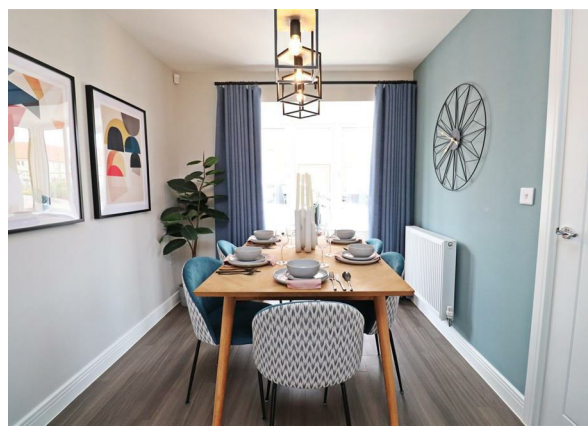


The Calligrapher Ironstone Way, Chichester, West Sussex, PO20 2GD

£510,000

EPC Rating: B Council Tax Band: D





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## Council Tax Band: D

Welcome to Ironstone Way, Chichester, where modern living meets comfort in this exceptional semi-detached house, built in 2023. This well-balanced home boasts an impressive 1,119 square feet of thoughtfully designed space, perfect for families or those seeking a stylish retreat.

As you step inside, you are greeted by an entrance hallway leading to contemporary open-plan family room which leads round to a kitchen that seamlessly flows into dining area. This layout is ideal for entertaining guests or enjoying quality time with loved ones. The French doors invite natural light and provide a lovely view of the rear garden, creating a harmonious connection between indoor and outdoor living.

The property features two reception rooms, offering versatility for your lifestyle needs. Whether you envision a cosy lounge for relaxation or a vibrant playroom for children, the choice is yours. The dining room, enhanced by a charming bay window, sets the scene for delightful family meals and gatherings.

With four well-proportioned bedrooms, there is ample space for everyone. The two en-suite shower rooms provide convenience and privacy, while the stylish family bathroom caters to the needs of the household. Additionally, the two handy cloakrooms ensure that practicality is at the forefront of this home.

Imagine yourself enjoying the modern comforts and elegant design of The Calligrapher, where every detail has been carefully considered. This property is not just a house; it is a place where memories will be made and cherished for years to come. Don't miss the opportunity to make this remarkable home your own.

### Dining

The dining room is a bright and welcoming space featuring a large window that brings in plenty of natural light. It comfortably accommodates a dining table with six chairs, making it ideal for family meals or entertaining guests. The flooring is a smooth, dark wood effect, and the space is enhanced by tasteful wall art and curtains that add a subtle splash of colour.

### Kitchen

The kitchen is a sleek galley-style room fitted with modern, dark cabinetry contrasted by light countertops. A window above the sink allows for natural light, while integrated appliances and ample workspace offer practicality and style. The kitchen opens into the family room, creating a connected living space that is both functional and sociable.

### Bathroom

The bathroom is neatly appointed with a contemporary white suite comprising a bath with a glass shower screen, a wall-mounted sink, and a toilet. The neutral tiled walls and floor give the room a fresh and clean look, complemented by a chrome heated towel rail and a frosted window for privacy.

### Bedroom 4

This bedroom features a cosy and playful atmosphere, perfect for a child or teenager. It includes a raised bunk bed with a desk area underneath, ideal for study or hobbies. The room is carpeted and has a large window that fills the room with natural light, alongside a built-in shelving unit and a colourful yellow chair adding character.

### Bedroom 1

This bedroom creates a restful retreat with a double bed flanked by two bedside tables and soft lighting. The wall behind the bed is adorned with botanical wallpaper, adding a touch of elegance. A large window with floor-length curtains brings in natural light and offers views outside, while the neutral carpet underfoot completes the calm and inviting feel.

### Bedroom 3

This bedroom is a charming and comfortable space with a single bed, soft carpeting, and a window that allows daylight to brighten the room. The walls feature a muted pink tone complemented by patterned wallpaper, and a small dresser and decorative items add a personal touch, making it a perfect place for relaxation.

### Bedroom 2

This bedroom is decorated in soft pastel tones and features a double bed positioned centrally, with matching bedside tables and lamps. A large window with elegant curtains allows for plenty of natural light, creating a peaceful and inviting atmosphere.

### Living Room

The living room is a spacious and comfortable area designed for relaxation and socialising. It has two large windows that flood the room with natural light, and is furnished with a sofa, armchairs, and a coffee table. The neutral carpet and tasteful soft furnishings create a welcoming environment that balances style and comfort.

### Rear Garden

The rear garden is a well-maintained outdoor space featuring a neat lawn bordered by a variety of shrubs and plants. The paved patio area provides an ideal spot for outdoor seating or dining, offering a peaceful spot to enjoy fresh air and sunshine in a private setting.









The Old Boathouse Bosham Lane

Bosham

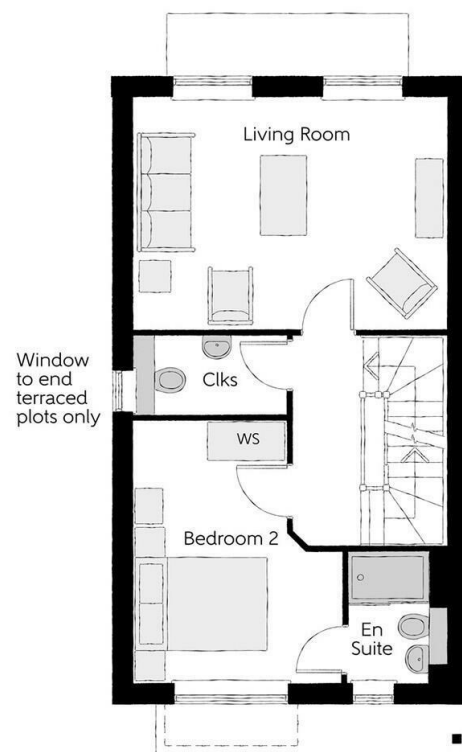
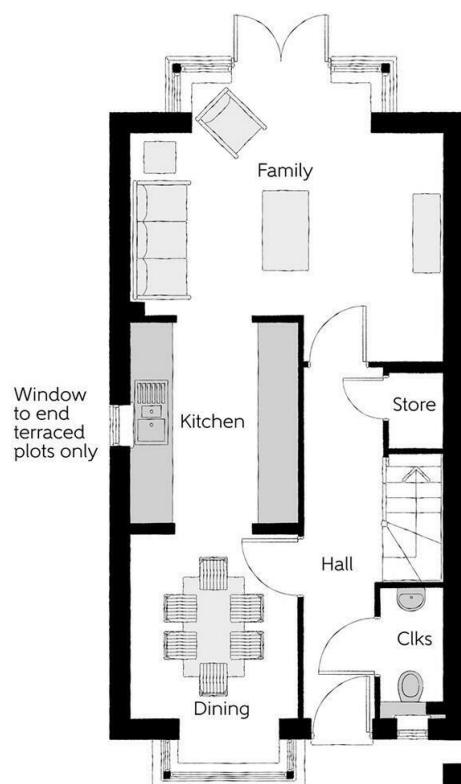
West Sussex

PO18 8HS

01243 624637

info@soloestates.co.uk

www.soloestates.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		