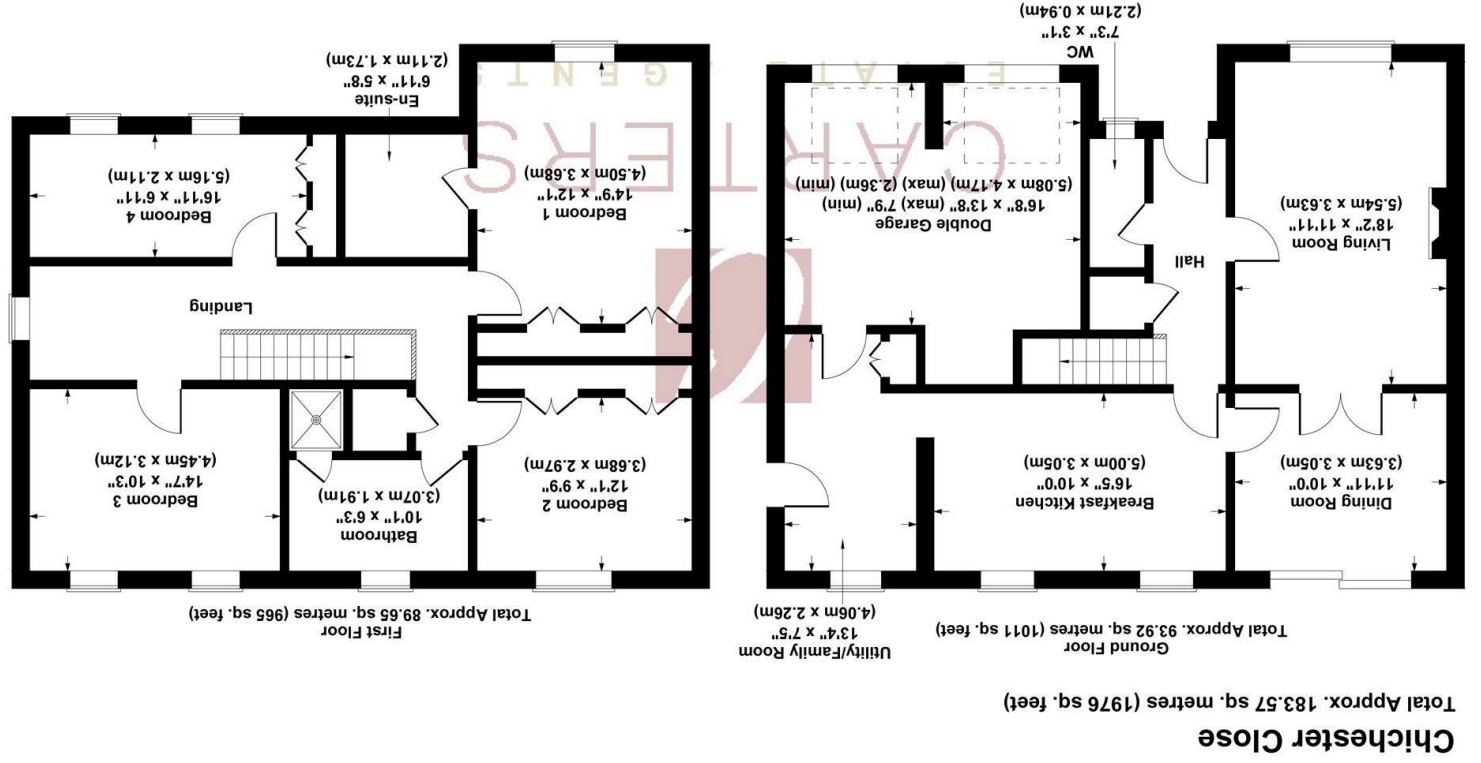


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

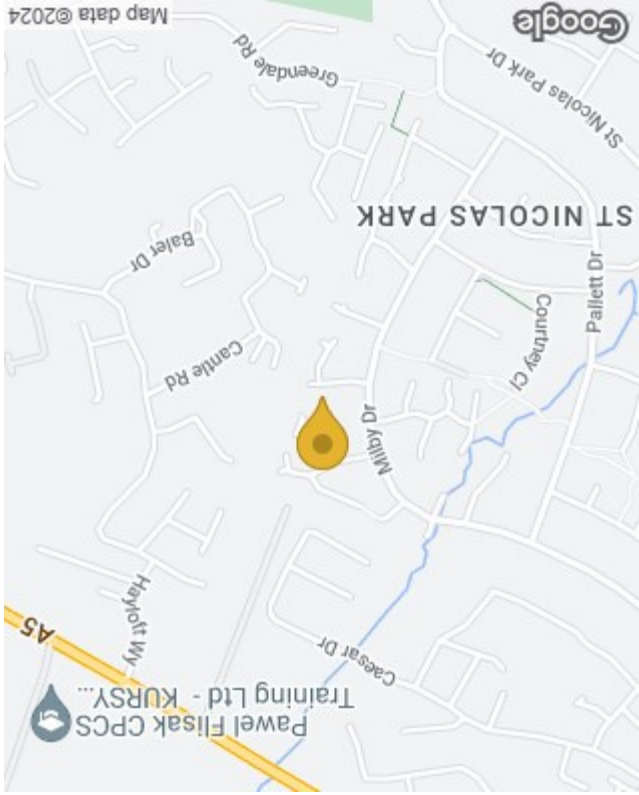
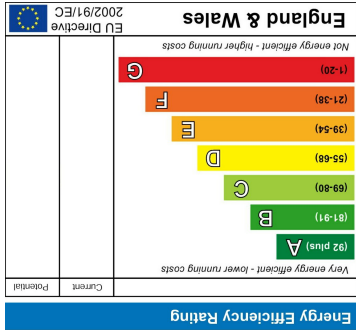
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



Floor Plan

Energy Efficiency Graph



Area Map



3 Chichester Close  
 Nuneaton, CV11 6FZ  
 Offers Over £475,000



### 3 Chichester Close

Nuneaton, CV11 6FZ

**\*\*CHECK OUT THE FLOOR PLAN  
\*\*** Presenting a well appointed and extended executive-style detached property nestled in a desirable cul-de-sac within the sought-after St Nicolas Park Development. This ideal family home, located within the Higham Lane catchment area, offers proximity to local shops, amenities, and schools, making it a coveted choice for discerning buyers.

Formerly a five-bedroom detached, the current owners have undertaken extensive remodelling to create four expansive double bedrooms, offering flexibility to adapt the layout to suit individual needs.

Upon entry, you're welcomed into a spacious hallway featuring doors to a WC/guest cloakroom with a white suite. To the front, a delightful living room awaits, adorned with a feature fireplace housing a living flame gas fire, creating a warm and inviting atmosphere. Double doors lead to the dining room, offering seamless access to the patio for summer entertaining. Adjacent is the superb breakfast kitchen, providing ample space for family gatherings, equipped with a plethora of units complemented by wooden worktops, a gas cooker point, and an integrated dishwasher. Tiled flooring with underfloor heating extends into



the utility room/family room, boasting additional storage, a breakfast bar, plumbing for a washing machine, rear access, and a door to the garage.

Ascending to the first floor, a splendid galleried landing grants access to four generously proportioned double bedrooms. The primary bedroom to the front enjoys the luxury of an en-suite with a white three-piece suite and a mains shower over. Three further double bedrooms, two to the rear and one to the front, offer ample space. The family bathroom features a white three-piece suite with a separate shower unit and mains shower.

