

Chichester Close Dining Room CARTERS Approximate Area = 1816 sq ft / 168.7 sq m 12'0" x 9'4" (max) 10'6" (min) Kitchen/ Breakfast Room (3.66 x 2.84m) (max) (3.20) (min) Bedroom 3 17'10" x 14'10" (max) 13'7" x 11'6 (min) 12'3" x 8'3" (max) 6'1" (min) (5.44 x 4.52m) (max) (4.14 x 3.51) (min) (3.66 x 2.84m) (max) (1.80) (min) Bathroom 9'11" x 6'0" (3.02m x 1.83m) Utility Room Bedroom 4 8'3" x 8'3" 10'1" x 8'5" (2.51m x 2.51m) Kitchen (3.07m x 2.57m **Breakfast Room** 17'10" x 14'10" (5.44m x 4.52m) Living Room 22'1" x 11'11" (6.73m x 3.63m) Garage 14'7" x 9'6" 12'6" x 12'6" Study 8'11" x 8'0" (3.81m x 3.81m) (2.72m x 2.44m) En-suite **Bedroom 5** 5'10" x 5'5" 4'11" x 2'11" 9'9" x 8'0" (max) 6'7" x 3'9 (min) (1.78m x 1.65m) (1.50m x 0.89m) (2.97 x 2.44m) (max) (2.01 x 1.14) (min) Bedroom 1 13'8" x 12'6" (max) 12'2" (min) **GROUND FLOOR** FIRST FLOOR (4.17 x 3.81m) (max) (3.71) (min) Not to Scale. Produced by The Plan Portal 2025 For Illustrative Purposes Only.





11 Chichester Close

Nuneaton, Nuneaton

If you're searching for an impressive family home with undeniable kerb appeal in an exclusive cul-de-sac on the prestigious St Nicolas Park development, this property is a must-see. Offering generous accommodation and versatility, it presents a rare opportunity for further development, subject to necessary consents.

This spacious home boasts four generous double bedrooms, three reception rooms, and a ground-floor fifth bedroom adaptation, as well as a large breakfast kitchen, utility room, and an integral single garage. To complement the interior, the property sits on a fantastic plot with a beautifully maintained south-facing garden—perfect for sun lovers and outdoor entertaining.

Situated within the sought-after Higham Lane catchment area and surrounded by a wealth of local shops and amenities, this property is ideally positioned for families.

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