



Waxwing Walk | | Chichester | PO20 2NA

Asking Price £435,000



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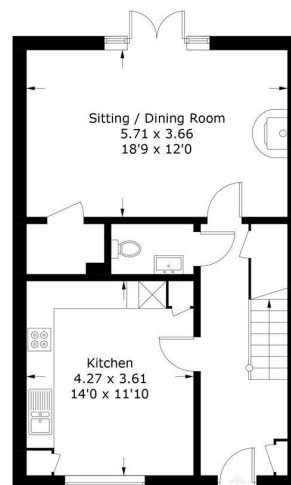
Constructed by Taylor Wimpey in 2022 as part of the 'Shopwyke Lakes' development which is approximately 1.5 miles to the east of the City centre. This property is right at the edge of the development so occupies a favourable position with established trees behind, offering a good level of seclusion. The excellent level of off road parking to the side leads to the single garage. The accommodation is particularly generous on the first floor with four bedrooms, added to by the family bathroom, and the ensuite shower room to the master/principal bedroom. On the ground floor there is a kitchen/breakfast room, a cloakroom, and a sitting room with a log burner. The heating is gas fired to radiators and an EV (electric vehicle) charging point. Freehold. EPC B 85 (potential A 95) Chichester District Council - Council Tax E.

- Four bedroom house in the sought after development near Goodwood Estate
- Ample off road parking
- Secluded & mature rear garden with patio and decking
- Ensuite shower room
- 1353sqft (125.7sqm) inc garage
- Garage with power & electric car charging point
- Log burner
- Completed in 2022

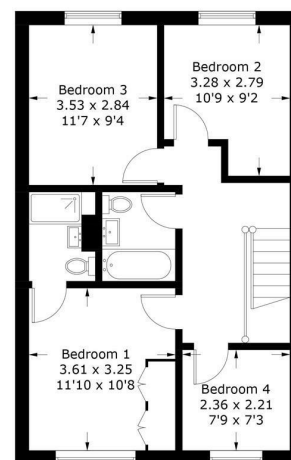


Waxwing Walk, PO20

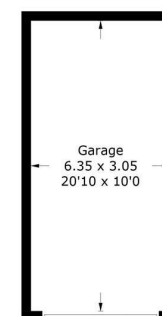
Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft
Garage = 19.4 sq m / 209 sq ft
Total = 125.7 sq m / 1353 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice, Not to Scale. (ID1327158)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

Council Tax Band **E**
EPC Rating **B**

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