


4 Chapel Lane, Werrington PE4 6RS
£525,000


*** EXCEPTIONALLY HIGH QUALITY BUNGALOW *** " Guide price £525,000 - £550,000. Located on Chapel Lane in Werrington Village, this one of a kind detached bungalow await's. From hand picked Welsh stone feature walls, to Quartz worktops and a walk in pantry, this home really does have it all. The outside of the home features a wrap around garden and ample parking leading to the double garage. Inside, you will find an entrance hall, spacious kitchen/diner, living room, bedroom one with an en-suite, bedroom two, bedroom three/dining room, and an additional bathroom. With schools, shops and local pubs within walking distance, this property is perfect for anyone! Council Tax Band - C / EPC Rating - B. "

ENTRANCE

4' 8" x 35' 6" (1.42m x 10.82m)
(approx) Triple glazed door to front and radiator.

KITCHEN / DINER

23' 2" (to cupboard and pantry) x 13' 6" (7.06m x 4.11m) (approx) Triple glazed UVPC windows to front and side. Fitted with a range of base and eye level oak units with quartz worktops over, two sink units with mixer tap (swan stone) two integrated siemens ovens, five ring gas hob, radiator, breakfast bar, space for American fridge / freezer, cupboard with radiator and walk in pantry.

LIVING ROOM

16' 4" x 18' 3" (max) (4.98m x 5.56m)
(approx) Triple glazed bifold doors to side, UVPC triple glazed window to front, radiator and Welsh stone feature wall which has been all hand picked with log burner.

BEDROOM ONE

15' 9" x 11' 9" (4.80m x 3.58m)
(approx) UVPC window to rear and radiator.

ENSUITE

4' 5" x 8' 2" (1.35m x 2.49m) (approx)
UVPC window to rear and radiator. Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle.

BEDROOM TWO

13' 9" x 11' 9" (4.19m x 3.58m)
(approx) UVPC window to rear and radiator


BEDROOM THREE / DINING ROOM

16' 2" x 10' 8" (4.93m x 3.25m)
(approx) Radiator and door to side.

SHOWER ROOM

7' 7" (max) (2.31m) 5' 0" (min) x 8' 4" (max) (1.52m x 2.54m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Radiator.

UTILITY ROOM

7' 9" x 7' 5" (2.36m x 2.26m) (approx)
Fitted with base units with work surfaces over, space for washing machine and space for freestanding fridge / freezer.

OUTSIDE

The wrap around garden is beautifully presented with vegetable patches and seating areas. There is also ample parking in front of the double garage.


DOUBLE GARAGE

18' 7" x 17' 3" (5.66m x 5.26m)
(approx) Two double doors to front.

WOOD SHED

12' 6" x 8' 0" (3.81m x 2.44m) (approx)

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

We have been advised by the vendor that the property has solar panels which are owned.



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