

5 Chapel Lane, Walton, LE17 5RL



£400,000

Nestled in the charming village of Walton, this exquisite two-bedroom detached bungalow on Chapel Lane offers a remarkable opportunity for those seeking a modern and stylish home. Constructed just two years ago, this property showcases contemporary living at its finest, with a spacious and thoughtfully designed interior that meets the highest standards. Upon entering, you are greeted by a bright and airy lounge that seamlessly connects to a versatile extension, currently utilised as a home office or snug. This delightful space features elegant French doors that open directly onto the beautifully landscaped garden, creating an ideal setting for relaxation or entertaining guests. The heart of the home is the stylish kitchen, fully equipped with integrated appliances and a convenient boiling water tap, making meal preparation a true pleasure. Both bedrooms are generously proportioned doubles, with the principal bedroom featuring a chic en-suite shower room. A separate family bathroom ensures comfort and convenience for guests and the second bedroom alike. Designed for year-round comfort, the bungalow is equipped with an air source heat pump and underfloor heating throughout, complemented by solar panels that enhance energy efficiency and help reduce utility costs. Storage solutions are well-considered, with a partially boarded loft accessible via a fitted ladder, providing practical space for your belongings. The property also boasts private parking for two vehicles, complete with an electric car charging point, catering to the needs of modern living. This exceptional bungalow harmoniously blends energy-efficient features with contemporary design, making it an ideal choice for those seeking a stylish and low-maintenance home in a tranquil village setting. We highly recommend viewing this property to fully appreciate the quality and comfort it has to offer.

Service without compromise

Entrance Hall 23'11" x 4'5" (7.29m x 1.35m)



Enter into this warm and welcoming hall where you will find engineered oak underfloor heating and oak internal doors giving access to all rooms.

Open Plan Living Kitchen Dining 24'4" x 13'7" (7.42m x 4.14m)



This beautiful open plan living space is truly the heart of the home and is the perfect space to entertain friends and family and to relax in after a long day. The kitchen is fitted with a wide range of modern cabinets with quartz work surfaces. The appliances include 'Bosch' eye-level double oven with induction hob and extractor canopy over, Integral dishwasher and fridge freezer. Undermounted composite bowl and half sink unit with mixer taps. There is ample room for a dining table and sofas. There is a window overlooking the garden and a set of French doors opening into the snug / work from home office. Engineered oak underfloor heating throughout.

Living Area



Home Office / Snug 11'7" x 9'7" (3.53m x 2.92m)



This flexible addition has a window to the rear aspect and a set of French doors opening into the garden, Engineered oak flooring throughout.

Utility Room 9'5" x 5'2" (2.87m x 1.57m)



Fitted with modern cabinets with quartz work surfaces, composite undermounted sink with mixer taps, space for a washing machine and a tumble dryer. Ceramic tiled flooring throughout with underfloor heating. A door gives access to the outside.

Bedroom One 9'5" x 13'8" (2.87m x 4.17m)



A double bedrooms with a window to the front aspect fitted with shutters. A double bedroom with ample space for wardrobes and has underfloor heating.

En-suite 9'5" x 3'2" (2.87m x 0.97m)



Fitted with a low-level W/C, hand wash basin set onto a vanity cupboard, bath with dual head shower and side screen and a heated towel rail. An opaque window to the side aspect fitted with shutters. Ceramic wall tiles and underfloor heating throughout.

En-Suite (Photo Two)

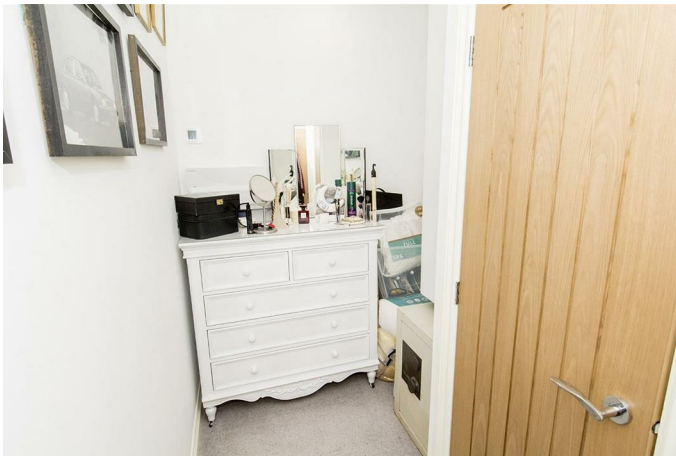


Bedroom Two 9'5" x 11'9" (2.87m x 3.58m)



A double bedroom with ample room for wardrobes. There is a window to the front aspect fitted with shutters and underfloor heating throughout.

Dressing Room 5'9" (max) x 3'2" (min) x 9'5" (1.75m (max) x 0.97m (min) x 2.87m)



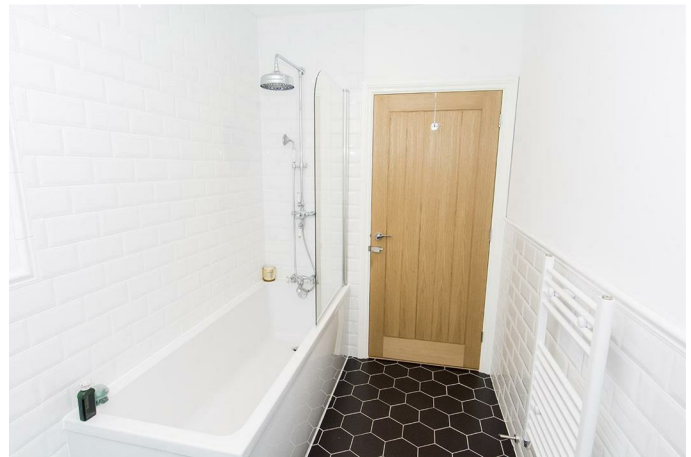
This space is perfect to store clothes and shoes with underfloor heating. There is loft hatch access into the loft which is partly boarded and has a ladder. There is a cupboard housing the underfloor heating and hot water cylinder.

Bathroom 5'10" x 9'5" (1.78m x 2.87m)



Fitted with a low-level W/C, pedestal hand wash basin set onto a vanity cupboard, shower with bi folding doors, bath with dual head shower and side screen and a heated towel rail. An opaque window to the side aspect is fitted with shutters. Ceramic wall tiles and underfloor heating throughout.

Bathroom (Photo Two)



Garden



The pretty wrap around landscaped garden is mainly laid



to lawn into a paved patio area with well stocked shrub borders. There is an additional pergola that offers a brilliant degree of shade - great for those sunny months. To the side there is space for a garden shed. There is gated side access to the other side

Rear Aspect Photo



Outside & Parking

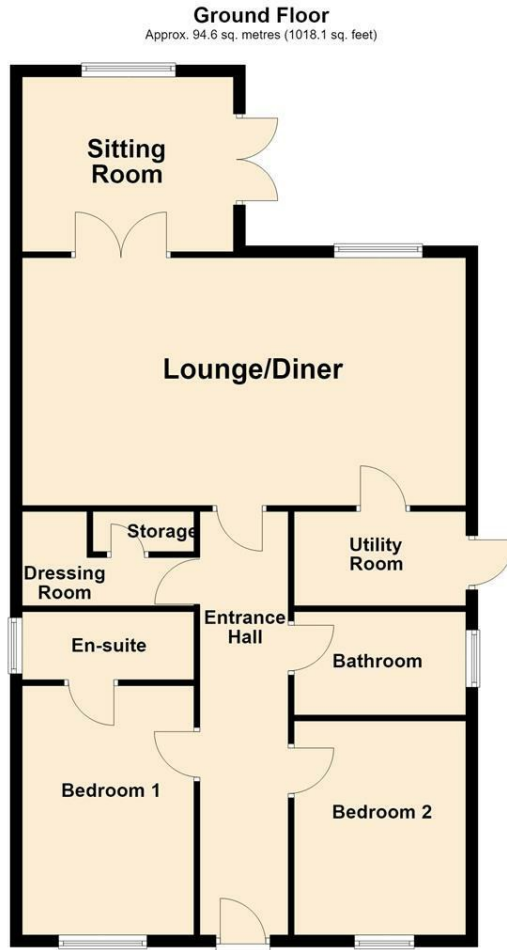


The gravel drive provides off road parking for several vehicles and there is an electric car charging point.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 94.6 sq. metres (1018.1 sq. feet)

Area Map



Energy Efficiency Graph

