

Park Row

The proactive estate agent



Nanny Lane, Church Fenton, Tadcaster, LS24 9RL

Offers In Excess Of £550,000



****SHOW-STOPPING HIGH-SPECIFICATION DETACHED BUNGALOW**FOUR DOUBLE BEDROOMS**DETACHED GARAGE**PARKING FOR MULTIPLE VEHICLES**SPACIOUS GARDENS WHICH WRAP AROUND THE FULL PROPERTY**OURDOOR OFFICE/GARDEN ROOM WITH POWER AND LIGHTING**RECENTLY FULLY RENNOVATED TO A HIGH SPECIFICATION**BEAUTIFUL KITCHEN AND BATHROOMS**EN-SUITE TO BEDROOM ONE**UTILITY ROOM**HIGHLY SOUGHT AFTER VILLAGE LOCATION****

Nestled in the charming village of Church Fenton, this exquisite four-bedroom detached bungalow on Nanny Lane offers a perfect blend of modern living and serene countryside charm. Recently renovated to an exceptional standard, this property boasts a spacious and inviting layout, ideal for families or those seeking a peaceful retreat.

Upon entering, you will be greeted by a generous entrance hallway that flows seamlessly into a beautifully designed lounge. Followed by the kitchen complete with high-specification fixtures and fittings. The bungalow features four well-proportioned double bedrooms, ensuring ample space for relaxation and comfort. The two stylish bathrooms are equally impressive, showcasing contemporary design and quality finishes.

The exterior of the property is equally captivating, with stunning gardens that wrap around the bungalow, providing a private oasis adorned with mature trees and lush bushes. This outdoor space is perfect for entertaining or simply enjoying the tranquility of your surroundings.

A spacious driveway offers multiple parking options, complemented by a detached garage that provides additional storage solutions. Furthermore, a separate building equipped with power and lighting presents an excellent opportunity for a home office or a delightful garden room, catering to your personal or professional needs.

This highly sought-after village location combines the best of rural living with convenient access to local amenities. This bungalow is a rare find, offering both comfort and style in a picturesque setting. Do not miss the chance to make this stunning property your new home.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! *WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a uPVC door with two double glazed glass panels within and a double glazed full length window to the right hand side which leads into;

ENTRANCE HALLWAY

18'8" x 4'11"



Two oak doors which lead into storage cupboards, two central heating radiators and further oak internal doors which lead into;



LOUNGE

16'5" x 12'8"



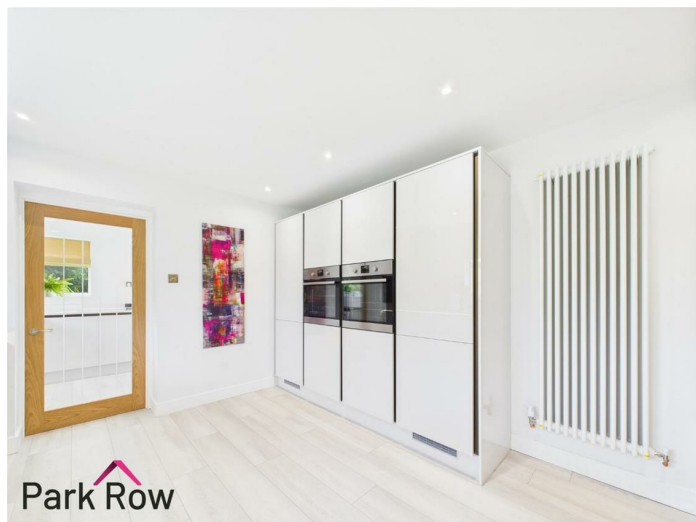
A double glazed bay-window to the front elevation, two double glazed windows to the left hand side elevation, a built-in log-effect electric fire, electric point for a wall mounted television, two central heating radiators and LED spotlights to the ceiling.



KITCHEN/DINER
14'2" x 11'1"



A double glazed window to the rear side elevation, white handle-less gloss wall and base units with rose-gold accents surrounding, a five ring induction hob with a built in Neff extractor fan over and decorative glass splashback behind, square-edge quartz worktops, decorative glass splashback surrounding the rest of the kitchen, integral dishwasher, two built-in ovens, integral fridge-freezer, white vertical radiator, LED spotlights to the ceiling and an oak internal door with a glass panel within which leads into;





UTILITY
10'9" x 7'10"



A double glazed window to the rear elevation, two double glazed windows to the right hand side elevation, white handle-less gloss wall and base units with rose-gold accents surrounding to match the kitchen, square-edge quartz worktops, space and plumbing for a washing machine and a dryer, a white vertical radiator and a uPVC door with a double glazed glass panel within and a double glazed full length window to the side which leads out to the right hand side of the property.

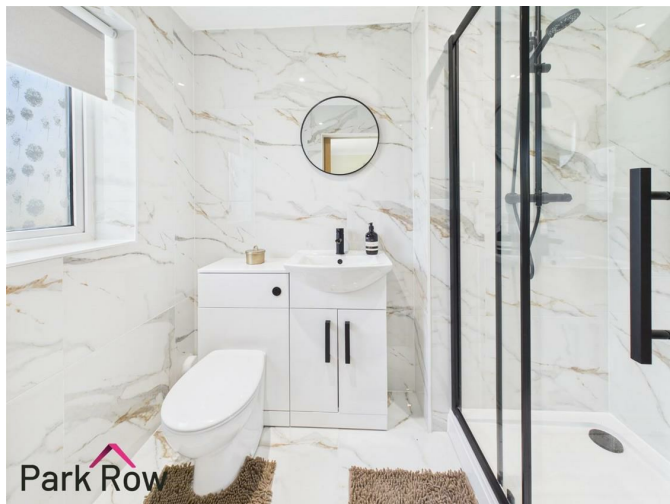
BEDROOM ONE
11'9" x 9'10"



A double glazed window to the rear elevation, a central heating radiator and an oak sliding door which leads into;

ENSUITE

7'8" x 4'11"



An obscure window to the rear elevation and includes a white suite comprising; a close coupled w/c with a concealed cistern plus a hand basin with black taps over set within the same white gloss unit with storage, a walk in mains shower with a black waterfall head above and a sliding glass shower screen with black accents, chrome towel radiator, LED spotlights to the ceiling and marble-effect tiling from floor to ceiling.

BEDROOM TWO

11'1" x 9'10"



A double glazed bay-window to the front elevation, a central heating radiator, LED spotlights to the ceiling and built in grey shaker-style wardrobes with space for storage.



BEDROOM THREE

9'11" x 8'1"



A double glazed window to the left hand side elevation, a central heating radiator, LED spotlights to the ceiling and a built-in white shaker-style wardrobes with space for storage.



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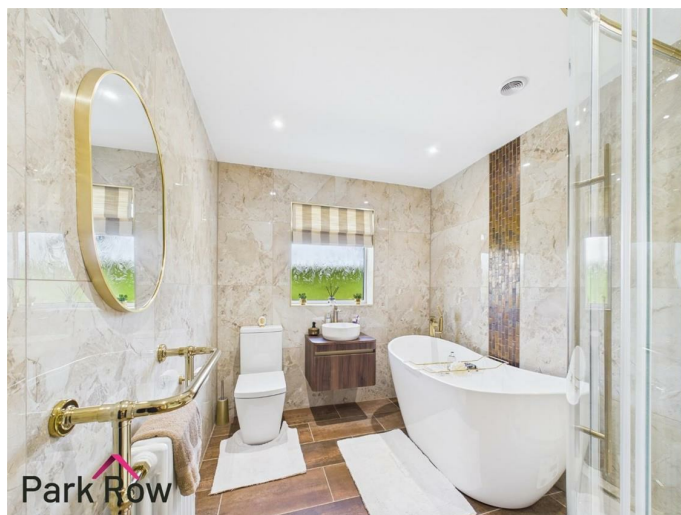


BEDROOM FOUR/SNUG
14'2" x 9'0"



A double glazed window to the right hand side elevation, a central heating radiator and LED spotlights to the ceiling.

FAMILY BATHROOM
9'7" x 7'3"



An obscure double glazed window to the left hand side elevation and includes a white suite comprising; a close coupled w/c, bowl hand basin with gold-effect taps over set within a handle-less wooden units with storage, a freestanding bath with freestanding gold-effect taps over, a corner shower with a tiled alcove within for storage and gold-effect showerhead above plus a glass sliding door with gold-effect accents, LED spotlights to the ceiling, a central heating radiator with a gold-effect towel bar and is fully tiled floor to ceiling with marble-effect tiles.

EXTERIOR
FRONT



To the front of the property there is a horse-shoe shaped concrete driveway with two entrances and multiple spaces for parking, access to the garage from the driveway, newly fitted grey composite fencing and a grey composite pedestrian gate which leads into the rear garden, perimeter hedging to both sides, various areas filled with beautiful mature trees and bushes and the rest is mainly lawn.



RIGHT SIDE



A paved pathway which leads to the entrance and to a paved area with space for seating, access into the utility room, the paved pathway continues round to the rear garden, a paving stone pathway leading to the back door of the garage, borders filled with decorative stones, further borders filled with mature trees and bushes creating a feeling of privacy, a perimeter brick built wall to the right hand side and leads through to the rear garden.



Park Row

Approximate total area⁽¹⁾
1330 ft²
123.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



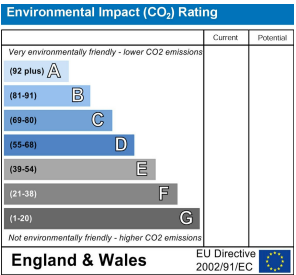
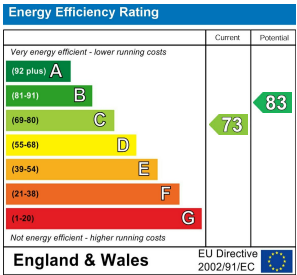
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