



Nanny Lane, Church Fenton

- RECENTLY RENOVATED FOUR BEDROOM DETACHED BUNGALOW
- STUNNING REAR GARDEN WITH FANTASTIC VIEWS
- LARGE LOFT SPACE
- BEAUTIFULLY PRESENTED
- EN-SUITE
- EPC RATING C / TAX BAND E

Offers Over £650,000



Nanny Lane, Church Fenton

DESCRIPTION

Welcome to Ash Tree Cottage, a charming detached bungalow nestled in the picturesque village of Church Fenton, Tadcaster. This delightful property has recently undergone renovations, ensuring a fresh and modern living experience while retaining its inherent character.

As you step inside, you are welcomed by a spacious and airy entrance hallway that sets the tone for the rest of the home. The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs.

The spacious lounge boasts a contemporary finish, featuring a stylish living gas flame fire that adds warmth and character to the room. The bay window, along with two additional windows, floods the space with natural light.

The heart of the home is undoubtedly the gorgeous kitchen, which is sure to impress with its modern design and high-quality finishes. Featuring elegant quartz worktops and a stylish array of light grey wall and base units, this kitchen is not only functional but also exudes a contemporary charm. It comes equipped with integral appliances, including a full-size fridge freezer, double oven, and induction hob, making it a dream for any culinary enthusiast. An added benefit of this property is the utility, which is equipped with wall and base units, providing excellent storage solutions. Additionally, there is space for a washer and dryer, making laundry days a breeze.

The property boasts four well-proportioned bedrooms, offering plenty of room for family members or guests. Each bedroom is filled with natural light, creating a warm and welcoming atmosphere.

Bedroom one is particularly impressive, which has been enhanced with a newly added en-suite. This luxurious en-suite is a true highlight, featuring fully tiled walls, a walk-in shower cubicle with a rainfall shower, a stylish vanity unit, a heated towel rail, and a low-level W.C. Finished to a high standard, it offers a modern touch that is sure to impress.

The current owners have transformed bedroom two into a snug, creating a cosy space for unwinding. However, this room can easily be converted back into a double bedroom, offering flexibility to suit your needs.

Bedroom three also benefits from fitted wardrobes and is a good single.

Bedroom four features fitted wardrobes and a lovely bay window that overlooks the front aspect, allowing you to enjoy the views of the surrounding area.

The beautiful renovated bathroom exudes a luxurious modern feel. With fully tiled walls, shower cubicle, heated towel rail, low level w/c and a stylish floating sink unit, this bathroom is designed for both comfort and elegance. The slipper bath adds to the contemporary aesthetic, making it a perfect sanctuary for unwinding after a long day.

As you step outside, you'll be captivated by the stunning wrap-around gardens at the rear of the property, boasting breathtaking views of the surrounding landscape. The carefully landscaped gardens provide an idyllic setting with beautiful views over the orchard, perfect for relaxation and outdoor activities. An added benefit is a fully functioning office in the rear garden, perfect for those who work from home or require a quiet area for study or hobbies.

To the front of the bungalow, mature shrubs and plants add character and a touch of nature, creating a welcoming and serene entrance. The extended driveway provides ample parking space, ensuring convenience for you and your guests. There is also a detached garage.

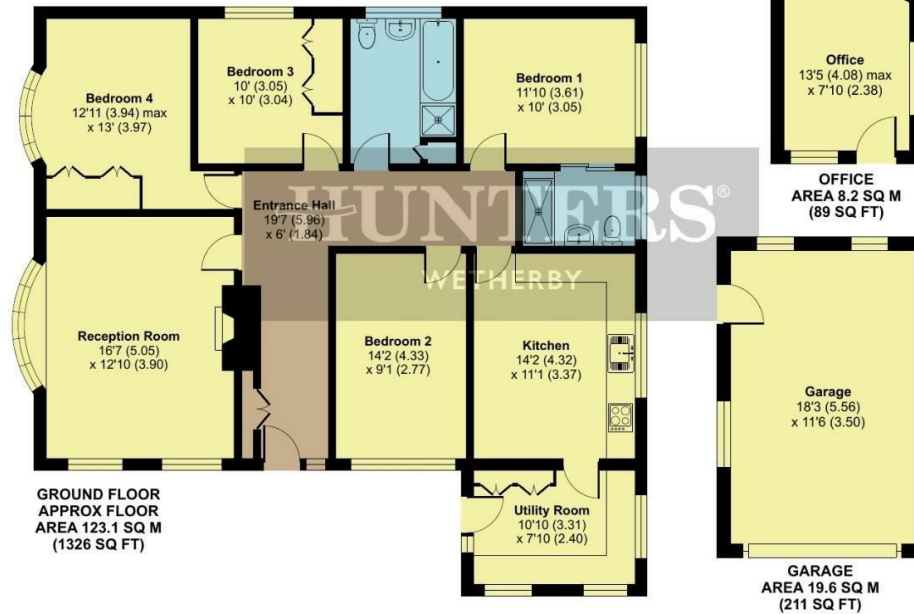




Nanny Lane, Church Fenton, Tadcaster, LS24



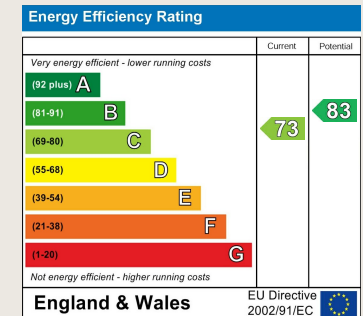
Approximate Area = 1344 sq ft / 124.8 sq m
 Garage = 211 sq ft / 19.6 sq m
 Office = 89 sq ft / 8.2 sq m
 Total = 1644 sq ft / 152.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 994215

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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