



137 Melton Road
Stanton on the Wolds | Nottingham | NG12 5PJ

FINE & COUNTRY

137 Melton Road

A stunning and contemporary recently built family home located within one of Nottinghamshire's most sought-after villages.

137 Melton Road offers a generous and luxurious five bedroom, three bathroom home, finished to an immaculate standard throughout and offering a fantastic living environment ideal for family occupation. The property provides stylish accommodation arranged over two levels extending to approximately 3000 sq. ft.

Constructed in 2022, the property showcases state of the art construction, with the benefits of an air source heat pump, underfloor heating to the ground and first floor accommodation, and high levels of insulation - this high efficiency family home is fitted with all the energy efficient aspects you would expect from a house of this age and calibre.

The property enjoys landscaped gardens as well as a wraparound paddock - in total approximately 1 acre.

GROUND FLOOR ACCOMMODATION

Stepping in to the front door of the house, you are immediately greeted by a spacious entrance hall with access to the first floor via a contemporary glass stair case. To the left of the entrance hall is a generous reception room which currently provides a well defined dining and formal sitting area. To the right, is a stunning large living kitchen with generous family area overlooking the gardens.

The kitchen showcases a first class German Beckermann, with extensive wall and base mounted units arranged around a large central island, with Siemens integrated appliances, a Quooker tap, and striking Quartz worktops. The kitchen offers a fabulous open plan social space, ideal for entertaining. Smartly tucked away from the kitchen is a spacious utility room, with access to a side door that leads outside.

From the kitchen you have access to a further reception room/home office and stylish guest cloakroom.





FIRST FLOOR ACCOMMODATION

An impressive galleried landing, flooded with natural light the bright landing area, you will find access to all five double bedrooms and three stylish bathrooms.

The principal bedroom is particularly well appointed, with walk in dressing room and large ensuite bathroom which is beautifully finished. This particularly large bedroom also benefits from a private balcony overlooking the gardens and large sliding glass doors that flood the room with natural light.







Bedrooms two and three are spacious bedrooms with built in wardrobes, both of which share the use of a high quality 'Jack and Jill' shower room. Bedrooms four and five are also generous in size, which are serviced by the main family bathroom. To complete the first floor accommodation is a laundry room.

OUTSIDE

The property is situated within an exclusive gated development, of just six contemporary homes. To the front of the property is an extensive driveway providing access for four cars, with the benefit of an EV charging point.

Immediately to the rear of the property are landscaped fenced gardens, mainly laid to lawn with an extensive terrace area ideal for outdoor entertaining. Beyond the gardens is an L shaped paddock area, that wraps around the property, ideal for children or animals.

STANTON ON THE WOLDS

The property within a glorious position bordering open countryside within Stanton on the Wolds and close to the larger village of Keyworth which offers a wide range of services and amenities as well as high grade schooling. Stanton on the Wolds is a prime residential address situated to the south of Nottinghamshire. For the commuter there is ease of access into Nottingham city centre as well as various road links including the A52, A46 and M1 motorway which in turn provides access to the region's commercial and retail centres. For those needing to travel further afield there are various rail links including East Midlands Parkway and Loughborough station, East Midlands Airport is approximately 15 miles away.

TENURE

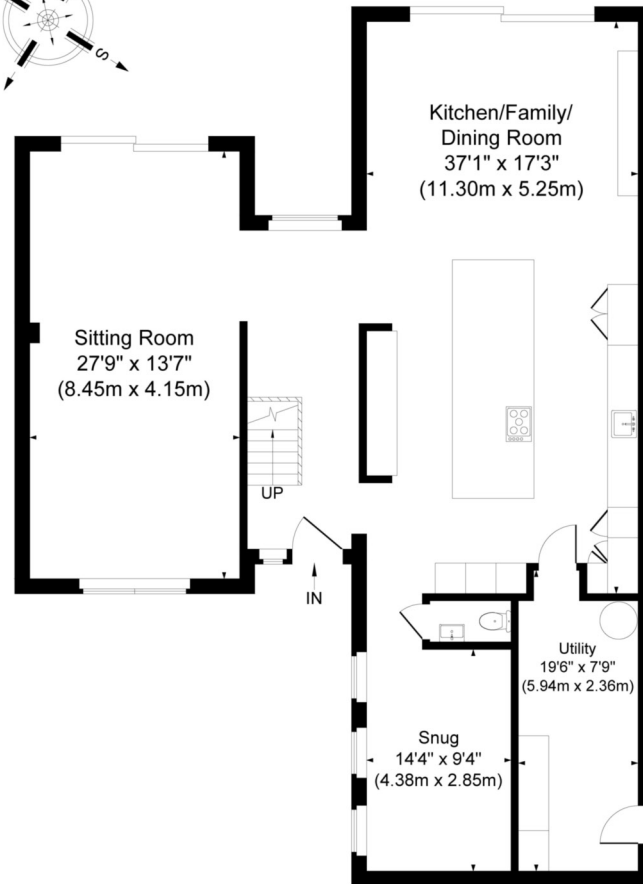
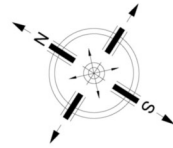
Freehold.

SERVICES

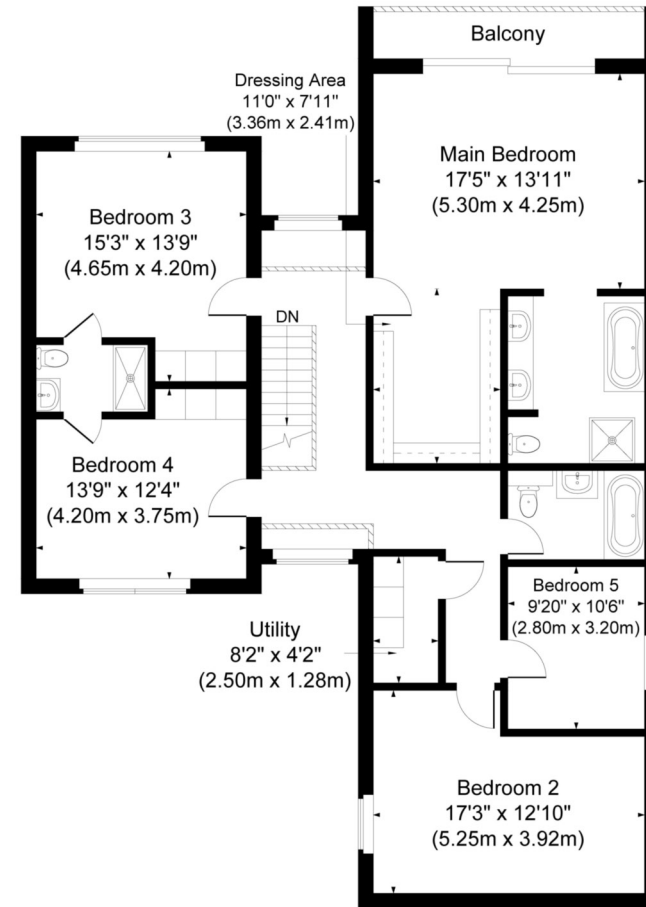
Central heating is via an air source heat pump. Mains electricity, water and drainage are understood to be connected.



137 Melton Road, Stanton on the Wolds
 Approximate Gross Internal Area = 275 sq.m/2964 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales Company Reg No 0C388579 Registered Office Address Chamwood Accountants, The Point, Granite Way, Mountsorrel, Leicestershire LE12 7TZ



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