# Superior Homes

Royston & Lund



# 202 Melton Road

Stanton-On-The-Wolds, Keyworth | NG12 5BP



**PRICE £895,000**

Royston and Lund are delighted to present this detached, five bedroom property occupying a glorious plot of approximately an acre set in the ever desirable village of Stanton On The Wolds.

Boasting in excess of 4000 sq ft of accommodation the interior accommodation has been meticulously designed throughout, boasting high quality fixtures and fittings including solid oak doors, double glazing and top of the range porcelain wood effect flooring. The entrance hall leads you into the main reception room, four well proportioned double bedrooms, downstairs bathroom, kitchen/diner and utility room. The kitchen/diner is the heart of the home and showcases integrated appliances such as an oven hob and extractor hood as well as dishwasher and space for an american style fridge freezer. The kitchen further displays an island/breakfast bar and an adjoined dining area all whilst overlooking the expansive gardens to the rear through double bifold doors. The large utility room makes household chores a breeze housing a washing machine and separate sink along with more than enough room to add further freestanding tumble dryer. All four bedrooms to the ground floor are well proportioned doubles and share a modern, tiled, four-piece suite bathroom. Of which consists of a separate bath and shower along with a wash basin and WC.

To the first floor there is a large vaulted landing with more than enough room for office space. The master bedroom displays a huge area whilst showing dual skylights and rear aspect window overlooking the rear gardens. The bedroom further impresses with a walk in wardrobe. The first floor additionally demonstrates a beautiful three piece shower room consisting of a shower, vanity wash basin and WC.














- Five Bedroom Detached Family Residence Set In The Desirable Stanton On The Wolds
- Acre Plot With Plenty Of Off Street Parking Fitting Several Vehicles As Well As A Detached Roller Door Garage
- Expansive Rear Garden With Outdoor Seating And Space For Alfresco Dining
- Beautiful Rear Lawn Thats Stretches Back Consisting Of Fruit And Blossom Trees That Is Enclosed With Fenced And Hedged Boundaries
- Fantastic Open Plan Kitchen Dining Room With Kitchen Island/Breakfast Bar Along With Double Bifold Doors Leading To The Rear Garden
- Tiled Ground Floor Four Piece Family Bathroom And Three Piece Family Bathroom To The First Floor
- Generous Sized Master Bedroom With A Walk In Wardrobe
- Separate Outhouse Currently Being Used As a Music/Games Room Which Can Be Used To The Buyers Discretion
- A Short Drive From Numerous Amenities And Excellent Transport Links
- EPC Rating - C // Freehold Council Tax Band - F












We're in the Hot Tub drinking anything at all!














Facing the property there is plenty of off street parking via a gated wrap around driveway accommodating over ten vehicles as well as having a spacious garage with electric roller door. To the rear the property continues to impress with a full patio housing an outdoor seating area providing the perfect opportunity for seasonal get togethers with family and friends as well as alfresco dining. The extensive lawn stretches back showing established fruit trees including plum, apple and pear trees and is also aligned with fenced and hedged borders.

Positioned behind the garage is a separate outhouse which is currently being used as a music room but can easily be utilised as a games room, office or home gym.

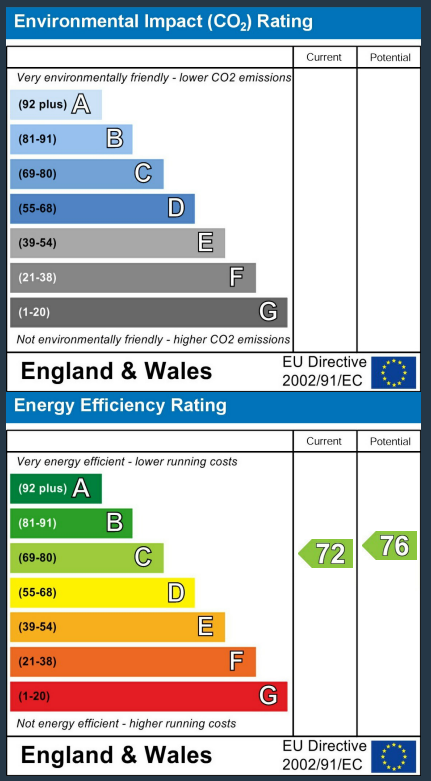



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## EPC




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