

**Rex Gooding**



**133 Melton Road, Stanton-on-the-Wolds, NG12**

**Guide Price: £850,000**

## 133 Melton Road, Stanton-on-the-Wolds, NG12 5PJ

An impressive new build home by multi-award-winning luxury home builder Bellco. Set back from the road this exclusive gated development overlooking paddocks to the front and open countryside to the rear. This incredible home has a generous plot with resin driveway and double garage with sedum roof to the front and large rear garden with large porcelain patio and composite decking.

The fixtures and fittings used are of the highest standard and the quality of workmanship is second to none. The fabulous kitchen diner has Siemens integrated appliances, Carrara marble splash backs, solid walnut breakfast bar, Quartz worktops and all the tiles in the house are from Porcelanosa. The windows, doors, roof cladding, fascias and guttering and are all aluminium and the floating feature staircase is solid oak with full floor to ceiling triple height split face slate wall. The house is incredibly energy efficient using air source heating and scoring an impressive B rating on the EPC.

Rare opportunity to purchase a luxury new build home on a small exclusive development in highly regarded location.

### Accommodation & Amenities

- Impressive Entrance Hall with Solid Oak Feature Staircase, Triple Height Split Face Slate Wall and Switch Privacy Glass
- Fabulous High Spec. Kitchen Diner and Living Space with Bi-Fold Doors onto Porcelain Tiled Patio
- Living Room with Study/Snug Area and Bi-Fold Doors onto Patio & Rear Garden
- Utility Room with Integral Access to Double Garage with Solid Cedar Electric Door & Sedum Roof













