

Benjamins

Because property is personal

£775,000 Melton Road, Stanton-on-the-Wolds



MELTON ROAD, STANTON-ON-THE-WOLDS

A rare opportunity has arisen to purchase this vastly extended 4/5-bedroom detached property, with the benefit of a one-bedroom self-contained annexe, complete with planning permission to run a separate business. Located in an enviable position on the edge of Stanton-on-the-Wolds, on the highly regarded Melton Road. The property sits on a 0.75-acre plot, complete with private south easterly facing rear garden.

The main residence enjoys spacious family accommodation, the focus being a vastly extended living areas complete with bi fold doors to the front of the property. The detached family home briefly comprises of; entrance hallway, large modern fitted kitchen, dining room, playroom, living room, games room, home office / bedroom five, downstairs shower room. To the first floor; four double bedrooms with two family bathrooms.

The self-contained Annexe comprises; open plan living room, good sized bedroom, bathroom, open plan outbuilding with double doors onto garden area.

Planning Permission has been granted to change the Annexe use (C1) to Day Nursery (C3) and associated outdoor works and visitor parking. The associated Planning Permission can be found at Rushcliffe Borough Council Planning website with Ref: 18/01033/COU





- Exclusive 5 Bedroom Detached Home
- Self-Contained One-Bedroom Annexe
- Planning Permission for Day Nursery Business
- Bi Folding Doors to South/East Facing Garden
- Games Room and Additional Playroom
- Modern Fitted Kitchen
- High Specification Finish
- 0.75 Acres of Land



6 Bedrooms / 4 Bathrooms / 5 Receptions

£775,000

Summary

Entrance Hallway

Open plan access to the side giving access to the dining and living area, under floor heating, glazed oak staircase leading to living room, gate intercom, intruder alarm panels.

Living Room

With UPVC double glazed window to side elevation, oak stairs leading down to ground floor level Games Room, integrated ceiling speakers, Double sided multi burner with brick fireplace.

Games Room

With double glazed bi folding doors to the front aspect, UPVC double glazed window to the side elevations, under floor heating, oak wood flooring, bar area with Corian and Oak work surfaces, sink unit and under counter integrated dishwasher. pendant light fittings, integrated ceiling speakers, feature LED lighting, Oak stairs leading to upper ground level and open to living room.

Kitchen

An instantly impressive kitchen comprising a host of contemporary wall and base cupboards with ample quartz work surfacing with complementary island/breakfast bar, double Belfast sink unit and Grohe touch mixer tap, integrated fridge freezer, two integrated NEFF electric ovens, integrated NEFF steam oven and warming drawer, NEFF induction ceramic hob, integrated Bosch dishwasher, tiled flooring complete with under floor heating, wine rack, Upvc double glazed windows to side aspect, two velux windows, Oak stairs leading to lower ground level and dining room.

Dining Room

Upvc double glazed French doors to side aspect opening into side decking area, Upvc double glazed bay window to front aspect, integrated ceiling speakers, tiled flooring with under floor heating, feature Stovax inset wood burning stove, integrated ceiling speakers, Oak stairs leading to upper ground level kitchen.

Play Room

UPVC double glazed French doors opening to secluded decking area, UPVC double glazed window to side aspect, oak flooring with under floor heating,

Bedroom Five / Office

UPVC double glazed window to front side aspect, traditional mounted radiator, oak flooring, feature LED lighting.

Downstairs Shower Room

Fitted with a modern white suite comprising shower tiled shower cubicle with thermostatic mixer shower, low flush wc, mounted wash hand basin.

First Floor Landing

Glass and Oak central staircase, under stairs storage complete with communications centre. CCTV unit, CAT 6 data cabling, NEST smoke/carbon monoxide alarms, UPVC velux window to rear aspect.

Bedroom One

UPVC double glazed windows to front and side aspects, mounted radiator, recess spotlights.



Bathroom

Velux window, recess spotlights, roll top bath, walk in shower unit, low level WC, his and hers wash hand basins, tiled flooring tiles to walls.

Bedroom Two

UPVC window to rear aspect, mounted radiator, recess spotlights.

Bedroom Three

UPVC double glazed window to front and side aspect, pendant light fitting, mounted radiator.

Bedroom Four

UPVC double glazed window to front, pendant light fitting, mounted radiator.

Bathroom

Fitted with a white three-piece suite comprising inset wash hand basin with mixer tap over, low level WC, panelled bath with thermostatic mixer over and mixer taps. tiled flooring, recessed ceiling spotlights and heated towel rail, part tiling to walls.

Annexe

Living/Dining Area 20'9" x 16' (6.32m x 4.88m) - UPVC window to side aspect, French doors to the front, electric radiator.

Bathroom Suite - Comprising of bath with shower over, pedestal wash hand basin and low level WC

Hall - Door to the side aspect, stairs rising to first floor and access to first floor. Separate door leading to converted outbuilding.

Bedroom One - UPVC window to side aspect and wall heater, velux windows

Outbuilding- Large open plan area of around 40 sqm. Timber clad with insulated profiled sheet roof over. Electric heating throughout, sliding grey Upvc doors.

Day Nursery Planning Permission

*** Planning Permission has been granted to convert change the Annexe use (C1) to Day Nursery (C3) and associated outdoor works and visitor parking. The associated Planning Permission can be found at Rushcliffe Borough Council Planning website with Ref: 18/01033/COU ***

Access would be from the second entrance, remaining separate from the main residence. Planning Permission is for a day nursery accommodating 18 child places, with a view to increasing this to 24 children in 12 months' time under review. Any intended purchaser can view the extensive business plans and permission upon request.

The detached annexe has the potential for alternate business uses, or to provide accommodation for a two-bedroom annexe dwelling.

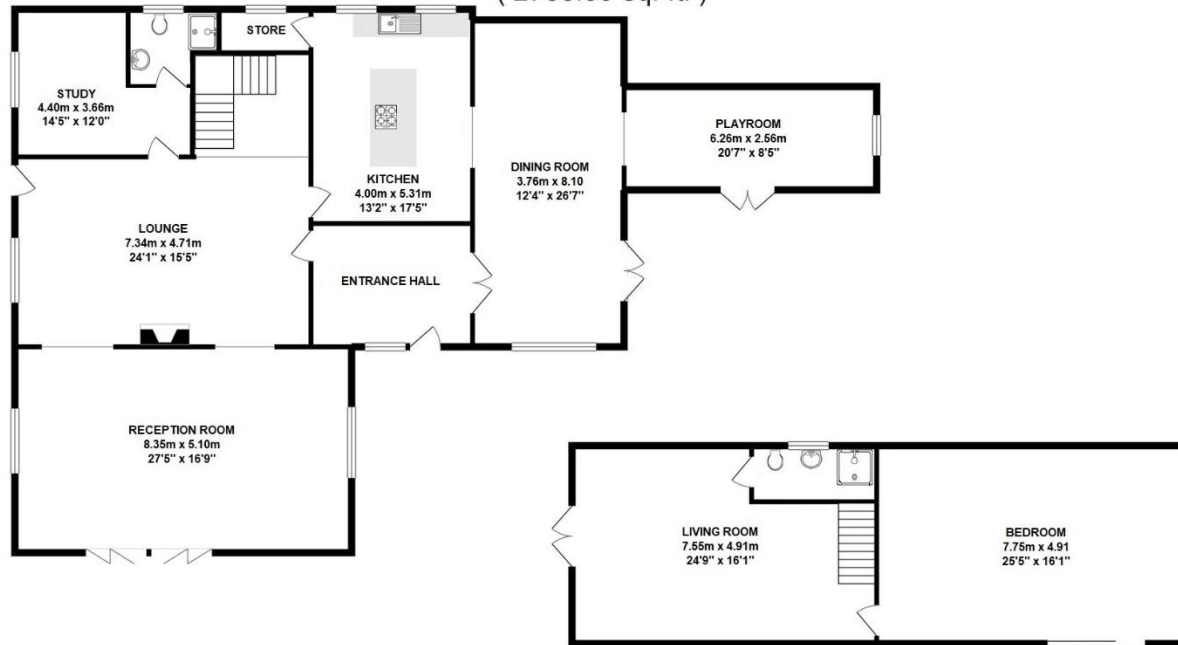
Outside

There is an impressive blocked paved open return driveway and timber car port for up to two cars. The blocked paved driveway encompasses a raised water feature/pond. There are impressive gardens to the main residence which are enclosed with picket fences and walled boundaries. In the second half of the garden area there is a laid to lawn with separate private driveway & gated entrance. The property is also fully enclosed by hedged boundaries/fenced borders with the main residence having double gates giving access to the off-road parking.

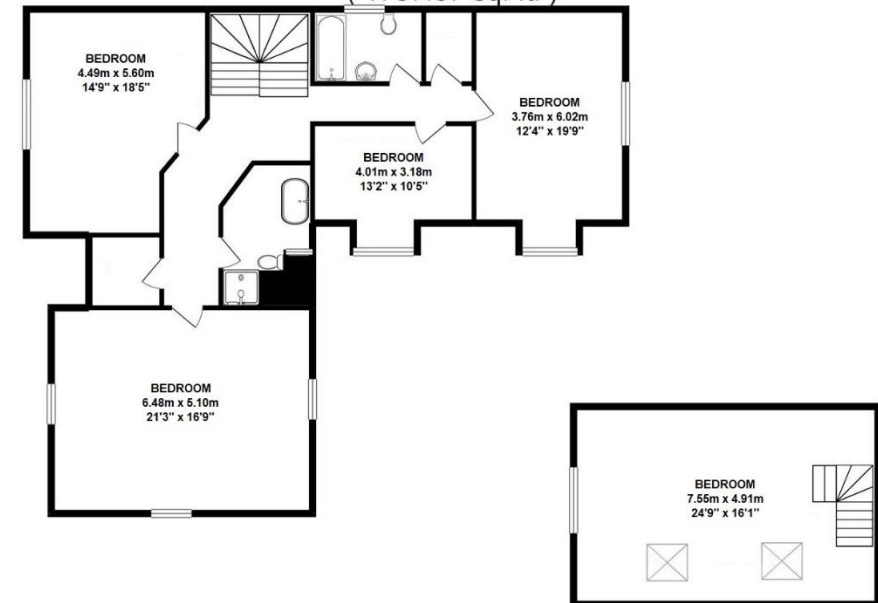


Floorplan

GROUND FLOOR 259.11 sq. m.
(2788.99 sq. ft.)



1ST FLOOR 163.29 sq. m.
(1757.67 sq. ft.)



TOTAL FLOOR AREA : 422.40 sq. m. (4546.66 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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