



# Outstanding modern home in a prestigious area

**201 Melton Road, Edwalton, Nottingham**

Freehold





A stunning individual architect designed residence in a private and secure half acre plot with high end finishes and fittings throughout the flexible accommodation.

#### **Location**

The property enjoys a prestigious setting within one of the area's most sought after residential locations. The house is one of a number of sites that have been redeveloped for individual high quality modern housing and lies within easy reach of the centre of West Bridgford with its excellent facilities and amenities together with the city centre and universities and teaching hospital. There is good access to a range of regional and national transport hubs with an excellent train service to London and the South East from Nottingham or East Midlands Parkway and also from Grantham along the A52.

#### **Description**

This property is without doubt one of the best houses currently available within the area having been designed to the current owner's specific and exacting standards. They have created a stunning home of considerable presence yet enjoying a high degree of privacy and security in this sought after setting. Carefully arranged over four floors including a substantial lower level area which combines a range of leisure facilities plus guest accommodation.

The wonderful full height reception hall creates a superb entrance area that leads onto three good reception rooms with a separate study and magnificent living/dining/kitchen with high end appliances and a generous utility and separate walk-in pantry. The property has been planned very carefully with a side enclosed staircase hallway with independent access rising to the fine first floor wide landing/upper hallway which gives access to a suite of bedrooms including a master bedroom suite and five further bedrooms and two bathrooms.

The staircase rises to the second floor landing where there is generous master level guest accommodation which comprises a spacious bedroom with a full en suite and a generous open plan living/dining/kitchen, well fitted with wonderful views including bi-fold doors opening onto a generous wrap around terrace of over 1,200 sq ft in total.

The main house offers some 7,700 sq ft of accommodation and in addition there is a double garage, very useful garden/storage and a separate bin store set within the secure side courtyard and rear garden areas.





The front of the property has a walled frontage with remote controlled gated access and a good level of CCTV coverage and external lighting.

The house has a high level of built-in technology and in addition to the CCTV and automated gates and video entry system there is a Sonos sound system set throughout the property, remote activated blinds and an air handling/recovery system.

### Ground Floor

Wide glazed entrance vestibule to a stunning reception hall full height to the first floor with a glazed galleried landing over in part. Separate cloakroom with fitted cupboards and additional cloakroom with WC and hand basin. Double doors from the hallway to the front sitting room double aspect, inset gas fire. There is a family/music room with double doors leading from the side hallway and accessed directly out to the covered rear terrace and gardens beyond. A generous dining room with full height fitted cupboards, has a return door to the living/dining/kitchen and a tall slit internal glazed window.

There is a good sized study with communications/technology cabinet.

Set to the rear of the property is the glorious living/dining/kitchen with two sets of bi-fold doors leading directly out on to a terrace and gardens beyond.

Extensive range of built-in appliances including triple Siemens ovens, integrated refrigerator, integrated dishwasher and five ring burner hob. Generous central island unit with low level LED lighting and pop-up power points. Generous utility room with a range of built-in cupboards and working surface. Walk-in fitted pantry. Additional cloakroom with low suite WC and hand basin.

There is a glazed side staircase hallway with glorious staircase rising to the second floor and an attractive hanging chandelier with low level staircase lighting. There is a separate side access to the staircase hall allowing independent access to part of the property if required.

### First Floor

Carefully created wide hallway/upper landing area with a full height glazed screen giving a galleried view down onto the reception hall. There are six bedrooms in all on the principal bedroom level comprising;

Glorious master suite with walk-in fitted wardrobe and a high quality very spacious en suite bathroom with glazed sliding doors leading directly out onto a partly covered balcony/terrace area. Two generous additional double bedrooms enjoy fitted wardrobes and Jack and Jill access to a luxurious bathroom. One also has access to a separate private balcony area.





Within the landing area are built-in cupboards and three further bedrooms, each with fitted wardrobes and enjoying access to the substantial high quality family bathroom.

All bathrooms have been designed individually with Porcelanosa fittings and fully tiled on this first floor level with a bath and separate walk-in shower area.

The staircase rises to the; Second floor landing area with fitted cupboards.

### **Second Floor**

This could be used as a complete master bedroom floor or guest accommodation/home office with a high degree of flexibility.

The accommodation offers a glorious bedroom with walk-in wardrobe, spacious en suite shower and WC. There is an expansive living/dining kitchen room, fully fitted with a range of high quality units and including built-in appliances with stunning views across the adjoining area to open countryside in the far distance.

There are bi-fold doors which lead out onto the superb wrap around balcony which extends to over 1,200 sq ft in total and offers even better open views across the surrounding areas.

From the ground floor staircase hallway which leads down to the basement/lower garden level with generous hallway, fitted cupboard and an inner hallway which has a range of flexible rooms including a glazed partition which provides access to the generous gymnasium area.

There is a spacious entertainment room with ceiling mounted projector and bi-fold doors leading out to the very private sunken rear courtyard/terrace area with steps leading up to the main rear garden.

There is a spacious bedroom with fitted wardrobes and luxurious en suite shower room, itself enjoying bi-fold doors to the terrace area. There is also a further high quality shower and WC set off the hallway. The plant room is also set within this level with twin gas fired boilers providing the under floor heating throughout the house, pressurised hot water system and a heat recovery system.

Outside the property has a walled frontage with mature trees and shrubs and remote controlled wide gated access to a carefully surfaced driveway leading across to the garage block with twin up and over doors. There are generous lawned front gardens, a range of external lighting and a separate garden store. To the side of the property which is approached through a walled and gated access is an integral bin store and partly covered rear terrace area leading out to the rear gardens with mature borders.

### **General Information**

#### **Services**

Mains electricity, gas central heating, drainage and water are understood to be connected to the property.

#### **Viewing**

Strictly by appointment with Savills.





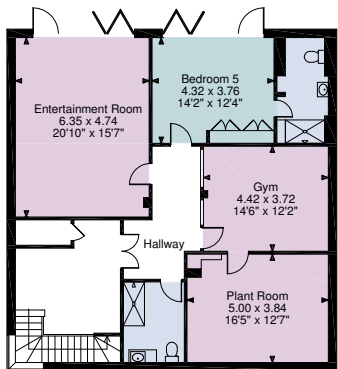
Melton Road, Nottingham  
Main House gross internal area 7,713 sq ft / 717 sq m  
Balcony external area 1226 sq ft / 114 sq m



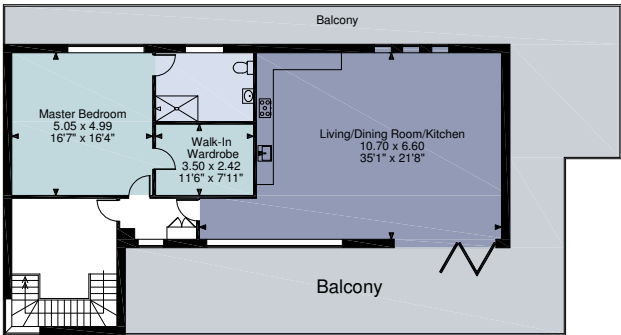
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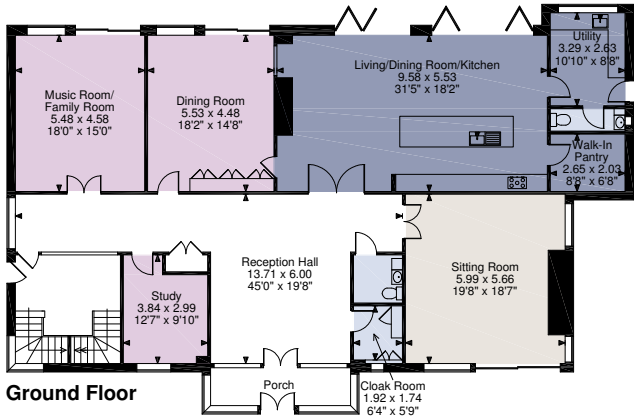
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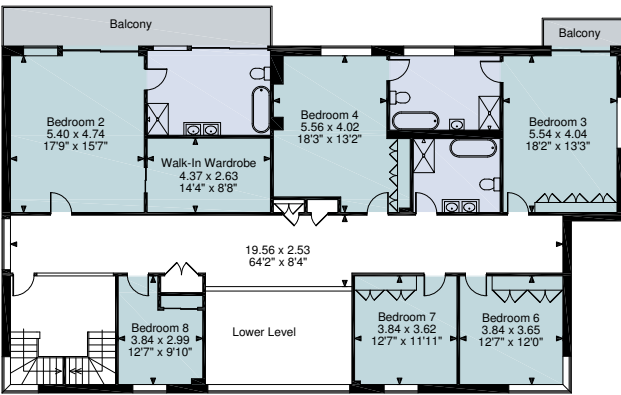
Basement



Second Floor



Ground Floor



First Floor

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The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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