



Rex Gooding

120 Melton Road, Keyworth, NG12 5BQ

Guide Price: £450,000

120 Melton Road, Keyworth, NG12 5BQ

A rare opportunity to acquire a magnificent 1-acre plot in the highly regarded location of Stanton on the Wolds. Being offered to the market for the first time since construction in the 1920s, this exceptional three-bedroom detached bungalow presents an extraordinary chance to create your dream family home in one of South Nottingham's most coveted locations.

With full planning permission already granted for a substantial new residence (Planning Reference: 23/00774/FUL), plus scope for alternative schemes subject to further planning approval, this property offers remarkable development potential on a truly stunning plot that backs directly onto natural woodland leading to Stanton on the Wolds Golf Course.

The location provides superb connectivity with excellent transport links to Nottingham, Leicester, Newark, and Melton, making it the perfect base for commuters while offering the tranquillity of village life surrounded by mature countryside.

The existing bungalow welcomes you via a sweeping driveway lined with mature trees, leading to an elegant open veranda accessed by steps. The front entrance opens into a central hallway that flows through the heart of the home, creating excellent connectivity between all living spaces.

The accommodation comprises a generous principal lounge featuring an original fireplace and front-facing windows, which connects via double doors to a sizeable sitting room overlooking the front gardens. Both reception rooms flow seamlessly into a spectacular garden room with patio doors opening directly onto the rear gardens, creating a













