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Forester Road, Moulton, NN3 7SF

£665,000 Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

Situated within a desirable and exclusive development in the ever popular village of Moulton, this beautifully presented five bedroom detached home offers modern family living at its finest. Built in 2018 by Avant Homes, the property combines contemporary design with practical features throughout.

Features & Utilities

- ✓ No Onward Chain
- ✓ Five Bedroom Family Home
- ✓ NHBC Warranty
- ✓ Modern & Social Kitchen / Dining Room
- ✓ Dual Aspect Sitting Room
- ✓ Separate Study
- ✓ Two En-Suite Shower Rooms
- ✓ Landscaped Rear Garden
- ✓ Off Road Parking & Double Garage
- ✓ Popular Village Location

Property Overview

Situated within a desirable and exclusive development in the ever popular village of Moulton, this beautifully presented five bedroom detached home offers modern family living at its finest. Built in 2018 by Avant Homes, the property combines contemporary design with practical features throughout. The ground floor welcomes you with a spacious hallway featuring bespoke understairs storage. From here, doors lead to a study and a combined WC/utility room. Opposite, the impressive dual aspect kitchen/dining room provides a superb social hub, fitted with sleek modern units and integrated appliances including an induction hob, extractor, oven, dishwasher, and fridge-freezer. Bi-fold doors open directly onto the garden, while an internal door connects to the generous sitting room, which enjoys two sets of French doors leading to the patio and decked areas.

Upstairs, the principal bedroom benefits from a dressing area, fitted wardrobes, and a stylish en-suite. A second double bedroom also features its own en-suite shower room. The remaining bedrooms are well proportioned and served by a contemporary family bathroom.

Outside, the property features an attractive front garden and a double width driveway leading to a detached double garage. The rear garden has been thoughtfully landscaped for family enjoyment, with a large paved patio off the kitchen ideal for entertaining, as well as lawned, decked, paved, and gravelled areas offering variety and low maintenance appeal.

EPC Rating B. Council Tax Band F.

GROUND FLOOR

ENTRANCE HALL

UTILITY / CLOAKROOM

SITTING ROOM 5.38m x 4.29m (17'8" x 14'1")

STUDY 2.67m x 1.96m (8'9" x 6'5")

KITCHEN / DINING ROOM 7.29m x 4.22m (23'11" x 13'10")

FIRST FLOOR

LANDING

BEDROOM ONE 3.94m x 4.29m (12'11" x 14'1")

EN-SUITE

BEDROOM TWO 3.86m x 2.64m (12'8" x 8'8")

EN-SUITE

BEDROOM THREE 3.51m x 3.23m (11'6" x 10'7")

BEDROOM FOUR 2.87m x 2.18m (9'5" x 7'2")

BATHROOM 2.08m x 1.98m (6'10" x 6'6")

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Ask Agent
EPC Rating – B
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Parking, Garage
EV Charging – Yes Private
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

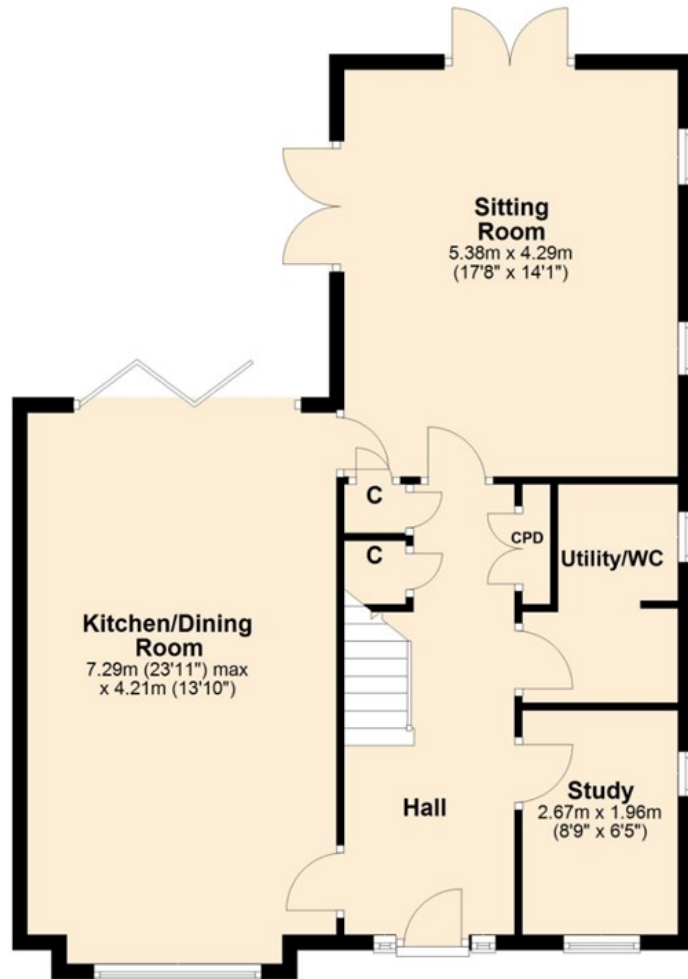
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Floorplan

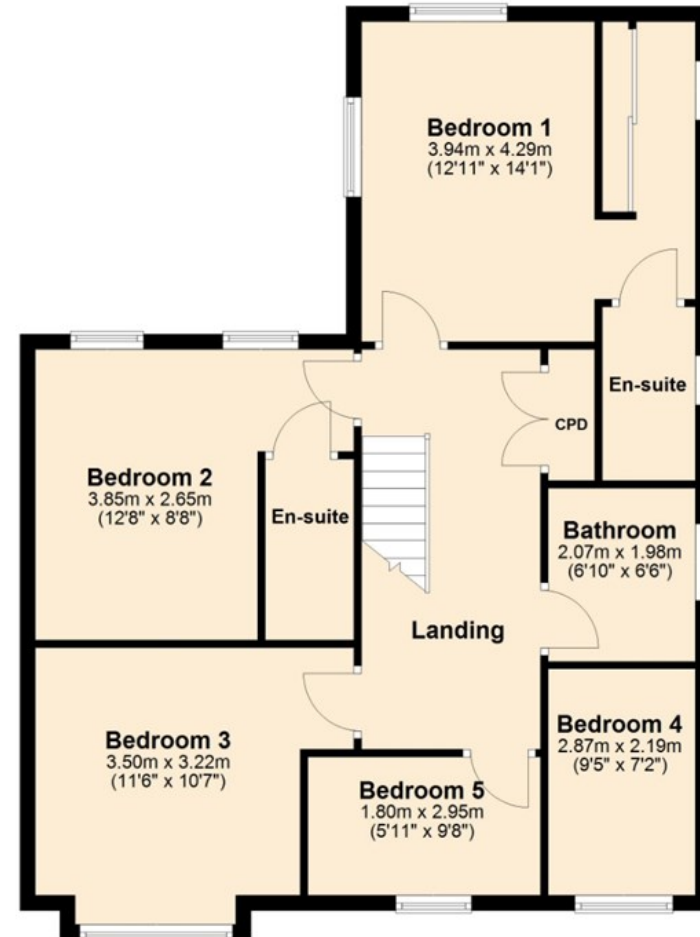
Ground Floor

Approx. 80.0 sq. metres (861.5 sq. feet)



First Floor

Approx. 81.7 sq. metres (878.9 sq. feet)



Total area: approx. 161.7 sq. metres (1740.4 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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