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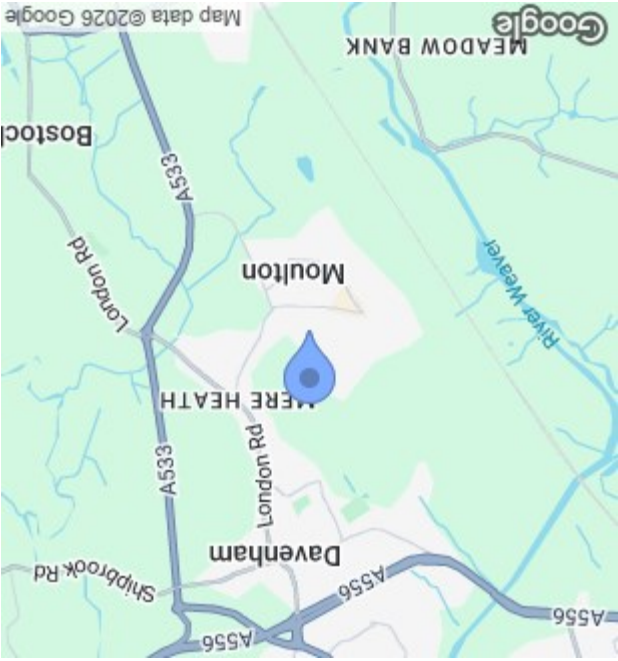
11 Harvest Close, Moulton
Approximate Gross Internal Area:
1505 sq.ft 139 sq.m



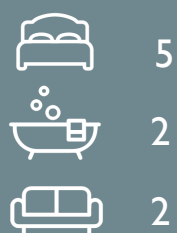
01606 351133
www.jlordandco.com

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MARKETING, RECEPTION & PROPERTIES

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
	(91-100)
Very energy efficient - lower running costs	(92 plus)
Current	Potential
72	78



11 Harvest Close
Moulton
Cheshire
CW9 8PX



£425,000

Harvest Close has a settled feel from the outset. Tucked within a peaceful position, the approach feels discreet and established, with mature planting softening the frontage and creating a sense of privacy. A generous driveway sits in front of the integral garage, while the balanced façade gives the house a reassuring sense of proportion before stepping inside.

The entrance hall immediately introduces the tone carried throughout the home. Light, understated finishes and carefully considered flooring create continuity, while the layout begins to reveal itself naturally rather than all at once.

The ground floor has been arranged with both connection and separation in mind. The lounge provides a more relaxed setting with proportions that allow the room to feel comfortable. A feature fireplace creates a natural focal point, while wide windows draw light through the space and maintain a calm atmosphere throughout the day. The arrangement allows everyday family life to unfold naturally, with each area of the ground floor serving its own purpose while still feeling connected to the wider home.

The kitchen has been updated with a contemporary approach, introducing deep blue cabinetry, streamlined detailing and a softer palette that feels current without becoming overly trend-led. Storage and preparation space have been carefully considered, while the adjoining dining area strengthens the social aspect of the layout.

Glazed doors create a direct connection to the garden beyond, allowing natural light to move through the space and creating an arrangement particularly well suited to mornings, family meals and warmer evenings when inside and outside begin to work together. The separate dining room creates opportunities for changing family needs, whether additional workspace, study areas or quieter corners become important over time and a ground floor cloakroom supports day-to-day practicality.

Upstairs, the sense of balance continues. The landing connects each room naturally, with the layout arranged to give every bedroom its own identity while maintaining an easy flow between spaces. The accommodation has a versatility that suits evolving family life particularly well, allowing rooms to adapt comfortably between bedrooms, guest accommodation, study areas or work-from-home arrangements.

The principal bedroom enjoys a quieter position within the house and feels calm and well-proportioned. Its accompanying en-suite shower room introduces an added degree of convenience and privacy, shaping the room into a space that works naturally as a retreat at the end of the day.

The remaining four bedrooms each offer a slightly different character and flexibility. Some benefit from broader proportions, while others naturally lend themselves to children's rooms, guest accommodation or study space. The converted upper room, with its roof windows and more individual shape, creates a particularly adaptable setting and brings an added layer of personality to the overall layout.

The family bathroom has been updated with a clean and contemporary feel, combining bath and shower arrangements with understated finishes and simple detailing. Alongside the en-suite and ground floor cloakroom, the accommodation functions particularly well for modern family living.

To the rear, the garden introduces a more private atmosphere. Mature planting frames the boundaries and softens the outlook, creating a setting that feels established and enclosed. The combination of lawned areas and patio seating spaces allows the garden to adapt naturally between family use, quieter evenings and entertaining. As planting matures through the seasons, the outlook changes continually and adds another layer of character to the setting. The integral garage provides useful flexibility for storage, hobbies or future adaptation if desired.

Homes often work best when very little feels forced. At 11 Harvest Close, the balance between practicality and comfort feels carefully considered throughout. Positioned within a peaceful village setting close to schools, amenities and countryside walks, this is a home designed not simply around square footage, but around the rhythm of everyday life.

