



£374,950

4 Bedroom Detached House for sale

Plot 168 The Egerton at Molbrook, 1 Molbrook Road, South Molton





Overview

ANTICIPATED COMPLETION BETWEEN SEPTEMBER & NOVEMBER 2026

Discover The Egerton - an impressive four-bedroom detached family home in the sought-after location of South Molton. Thoughtfully designed with modern living in mind, this spacious property offers 1,231 sq ft of well-planned accommodation, perfect for a growing family.

IMAGES USED FOR MARKETING ARE STAGED FOR THE BUYERS CONVENIENCE



Key Features

- DETACHED FAMILY HOME
- 4 BEDROOMS
- WAIN HOMES BUILT
- ALL INCLUSIVE SPECIFICATION
- SEPARATE UTILITY & CLOAKROOM
- EN-SUITE TO MAIN BEDROOM
- INTEGRAL GARAGE
- 10 YEAR NHBC WARRANTY



Set in the heart of South Molton, this impressive four-bedroom detached family home presents a wonderful opportunity to enjoy all the benefits of a brand-new build, finished to an exacting all-inclusive specification. Designed with families in mind, The Egerton offers 1,231 sqft of thoughtfully arranged living space plus the assurance of a 10-year NHBC warranty for peace of mind.

The hub of the home is the open-plan kitchen and dining area, featuring plentiful work surfaces and versatile storage solutions. Contemporary French doors open out onto the rear garden, creating a light, airy atmosphere ideal for relaxed family meals or entertaining friends. The separate, generously proportioned lounge is perfect for relaxing evenings or informal gatherings. Everyday practicality is catered for by an adjacent utility room and a handy cloakroom, while an integral garage and driveway parking offer secure, convenient storage for vehicles and more.

Upstairs, four spacious bedrooms provide ample accommodation for family, guests, or those who might wish to create a tranquil home office. The main bedroom enjoys its own modern en-suite, while the chic family bathroom serves the remaining bedrooms. Throughout the property, cleverly integrated storage solutions make tidying up and staying organised effortless.

South Molton itself blends the charm of a traditional market town with all the conveniences you could wish for. A thriving community atmosphere is enhanced by a selection of independent shops, weekly bustling markets, and classic local pubs – all just a stone's throw from your door. Families will particularly appreciate proximity to well-regarded local schools, while excellent road links via Station Road can whisk you swiftly across Devon. Outdoor adventurers will be enchanted by the proximity of glorious countryside, with the spectacular Exmoor National Park minutes away for scenic walks, cycling, and family fun.

Available with an estimated completion between September and November 2026, this lovely home could be the setting for your family's next chapter. Enquire today to arrange your viewing and experience the lifestyle that The Egerton and South Molton offer.

Rooms

Lounge - 3,005.0mm x 4,490.0mm - 9' 10" x 14' 9"

Kitchen/Dining Room - 5,895.0mm x 3,475.0mm - 19' 4" x 11' 5"

Garage - 2,680.0mm x 5,135.0mm - 8' 10" x 16' 10"

Cloakroom - 1,000.0mm x 1,785.0mm - 3' 3" x 5' 10"

Bedroom 1 - 3,850.0mm x 4,235.0mm - 12' 8" x 13' 11"

En-Suite - 1,925.0mm x 1,572.0mm - 6' 4" x 5' 2"

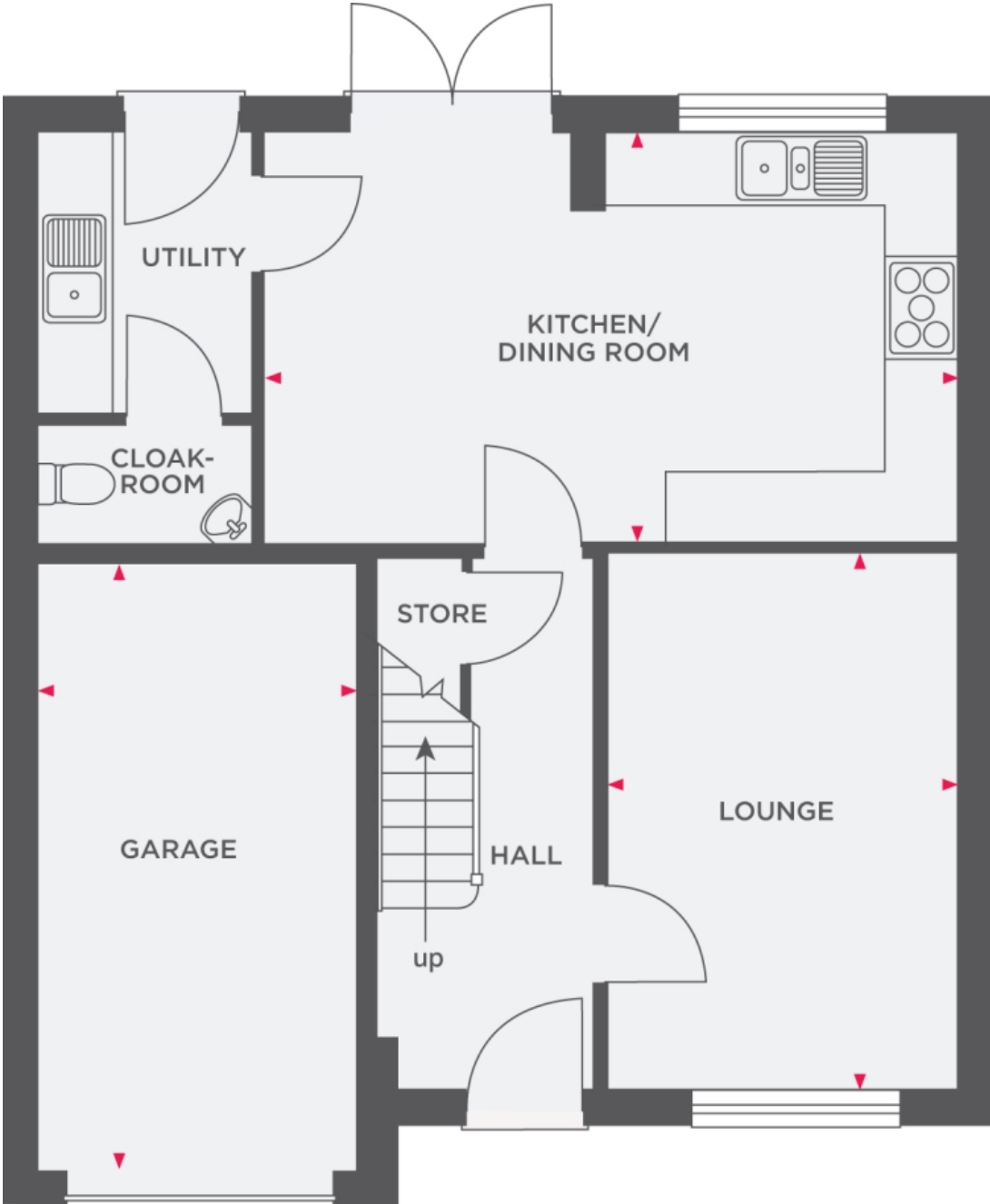
Bedroom 2 - 2,754.0mm x 4,235.0mm - 9' x 13' 11"

Bedroom 3 - 2,805.0mm x 2,899.0mm - 9' 2" x 9' 6"

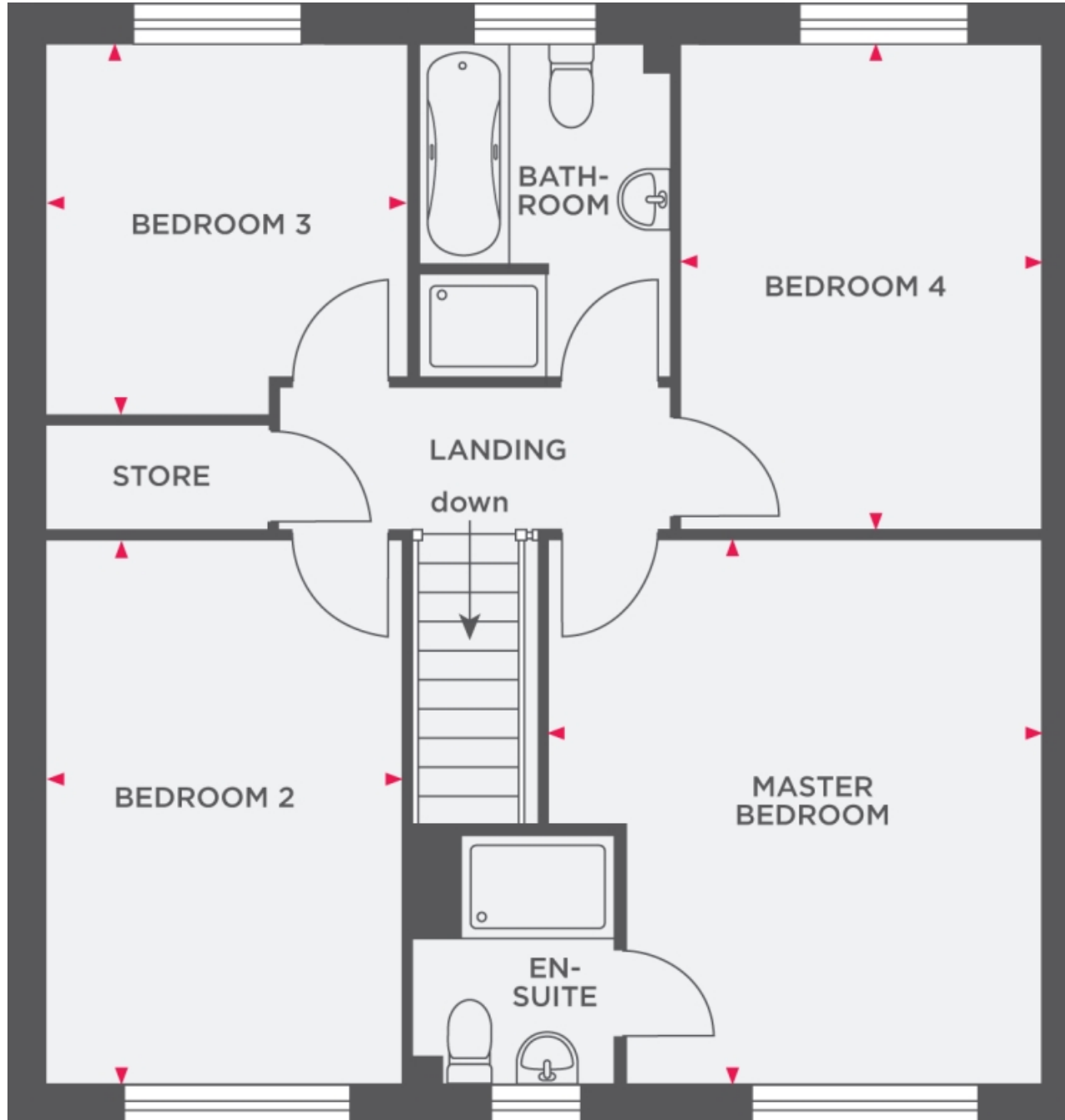
Bedroom 4 - 2,810.0mm x 3,785.0mm - 9' 3" x 12' 5"

Bathroom - 1,960.0mm x 250.0mm - 6' 5" x 0' 10"

Floorplans



Floorplans



EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by Ewemove South Molton

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