



**Forester Road**  
Moulton, Northampton





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## Forester Road

Moulton, Northampton, NN3 7SF

TOTAL AREA: APPROX. 161.69 SQ. METRES (1740.4 SQ. FEET)

**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.**

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### GROUND FLOOR

- ENTRANCE HALL
- UTILITY / CLOAKROOM
- SITTING ROOM
- STUDY
- KITCHEN / DINING ROOM

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### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

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### FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

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**£610,000 Freehold**





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## THE PROPERTY

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.





## LOCATION

Moulton is an expanding large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, church, Methodist chapel, theatre, doctors surgery, chemist, supermarket, general stores, post office, petrol station, public houses, a charming art gallery with coffee house and Community Centre with library and café. Supporting a variety of community groups, Moulton also has numerous sporting clubs operating from Moulton Sports Complex and Village Hall. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.



## IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

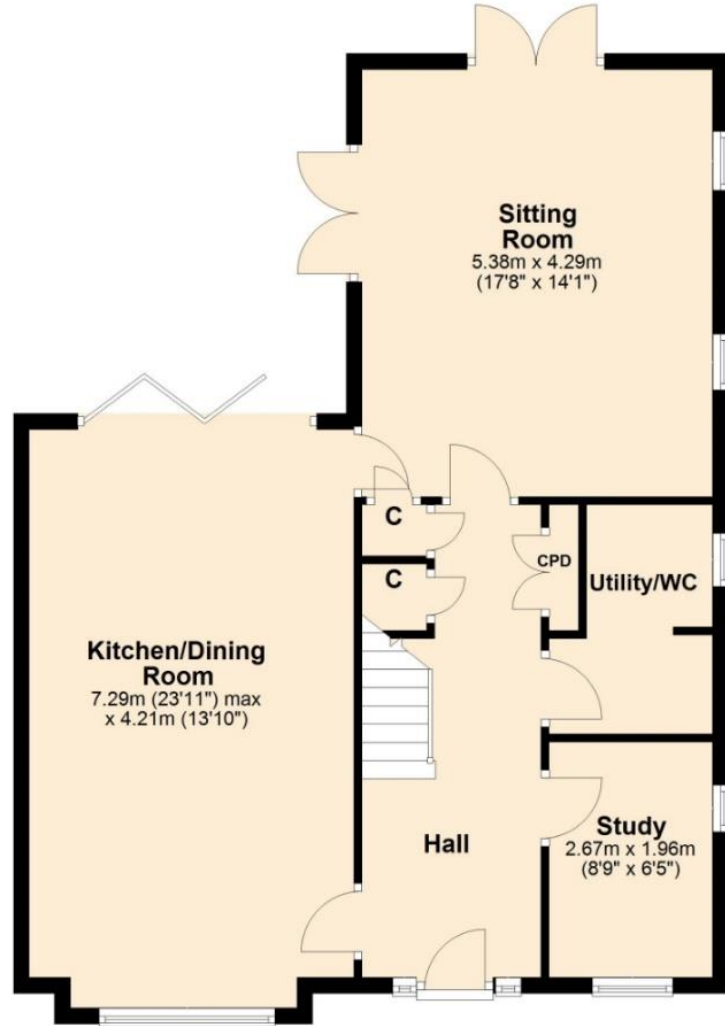


# FLOORPLAN

TOTAL AREA: APPROX. 161.69 SQ. METRES (1740.4 SQ. FEET)

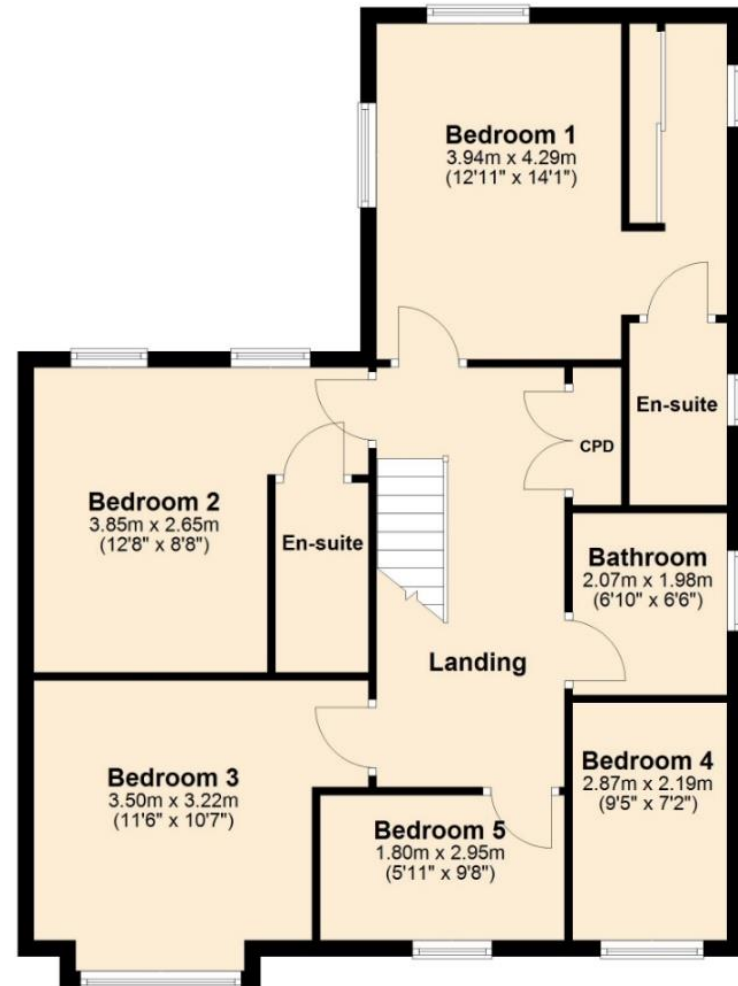
## Ground Floor

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



## First Floor

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





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Agency*