



**Forester Road**  
Moulton, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*





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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.**

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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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**£635,000 Freehold**







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## THE PROPERTY

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.

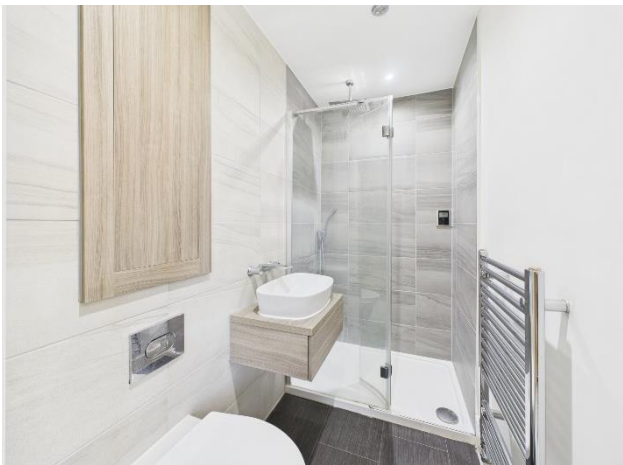


## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.







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## 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
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

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## 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

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## IMPORTANT NOTICE

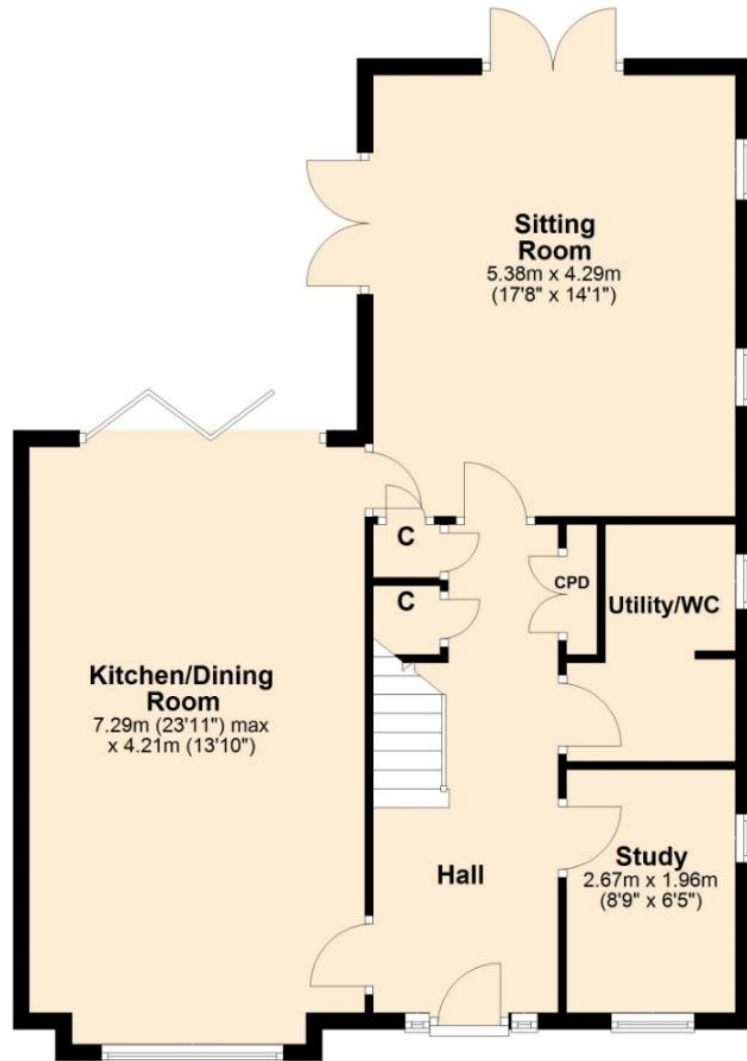
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

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

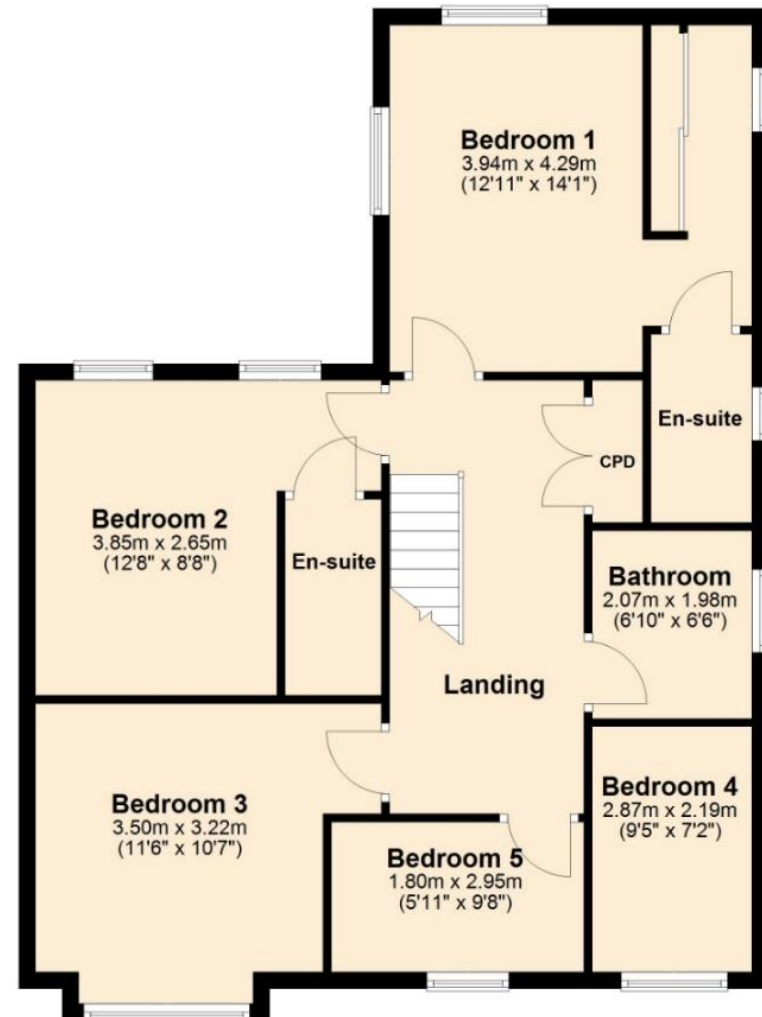
### Ground Floor

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



### First Floor

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







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