



Offers In The Region Of £450,000

4 Bedroom Detached House for sale

13 Basin Walk, South Molton



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SALES AND LETTINGS



Overview

Boasting stunning views and set on a prime corner plot within the desirable Molbrook development in South Molton, this exceptional executive style family home combines modern comfort with elegant design, delivering refined living across approximately 1,431 square feet. Crafted by acclaimed developers Wain Homes and offered with the reassurance of a 10-year warranty, the property showcases an immaculate new build finish with numerous considered upgrades throughout.

IMAGES STAGED FOR THE CONVENIENCE OF THE BUYER



Key Features

- WAIN HOMES BUILT - EXECUTIVE DETACHED HOME
- 4 LARGE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- EN-SUITE TO MAIN BEDROOM AND BEDROOM TWO
- SEPARATE STUDY
- UTILITY ROOM
- DOUBLE DETACHED GARAGE
- 10 YEAR NHBC WARRANTY
- MANY BUILDERS UPGRADES INCLUDED







Occupying a prime corner plot with stunning views on the highly desirable Molbrook development in South Molton, this impressive executive style detached family home exemplifies contemporary luxury and careful craftsmanship. Constructed by the well-regarded Wain Homes and benefitting from a reassuring 10-year warranty, the property showcases the finest standards of new build elegance, enhanced with a wealth of thoughtful upgrades throughout.

Set across approximately 1,431 sq ft of bright and versatile living, the interior has been designed with the modern family in mind. The layout comprises four generous bedrooms—each spacious and quietly placed for comfort—with both the principal and second bedrooms featuring stylish en-suite shower rooms. A luxurious family bathroom affords both a separate bath and an enclosed shower, promising optimum convenience whether it's the rush of the morning or relaxed end-of-day routines. Downstairs, a welcoming lounge—with an elegant bay window—invites relaxation while filling the space with sunlight and seamlessly connecting to the substantial East-South-East facing garden via patio doors. Thoughtfully conceived for effortless hosting, the heart of the home is a magnificent open-plan kitchen and dining room equipped with quality integrated appliances and modern cabinetry. French doors from the dining area lead straight out to the garden, creating the perfect backdrop for al fresco dining or lively gatherings.



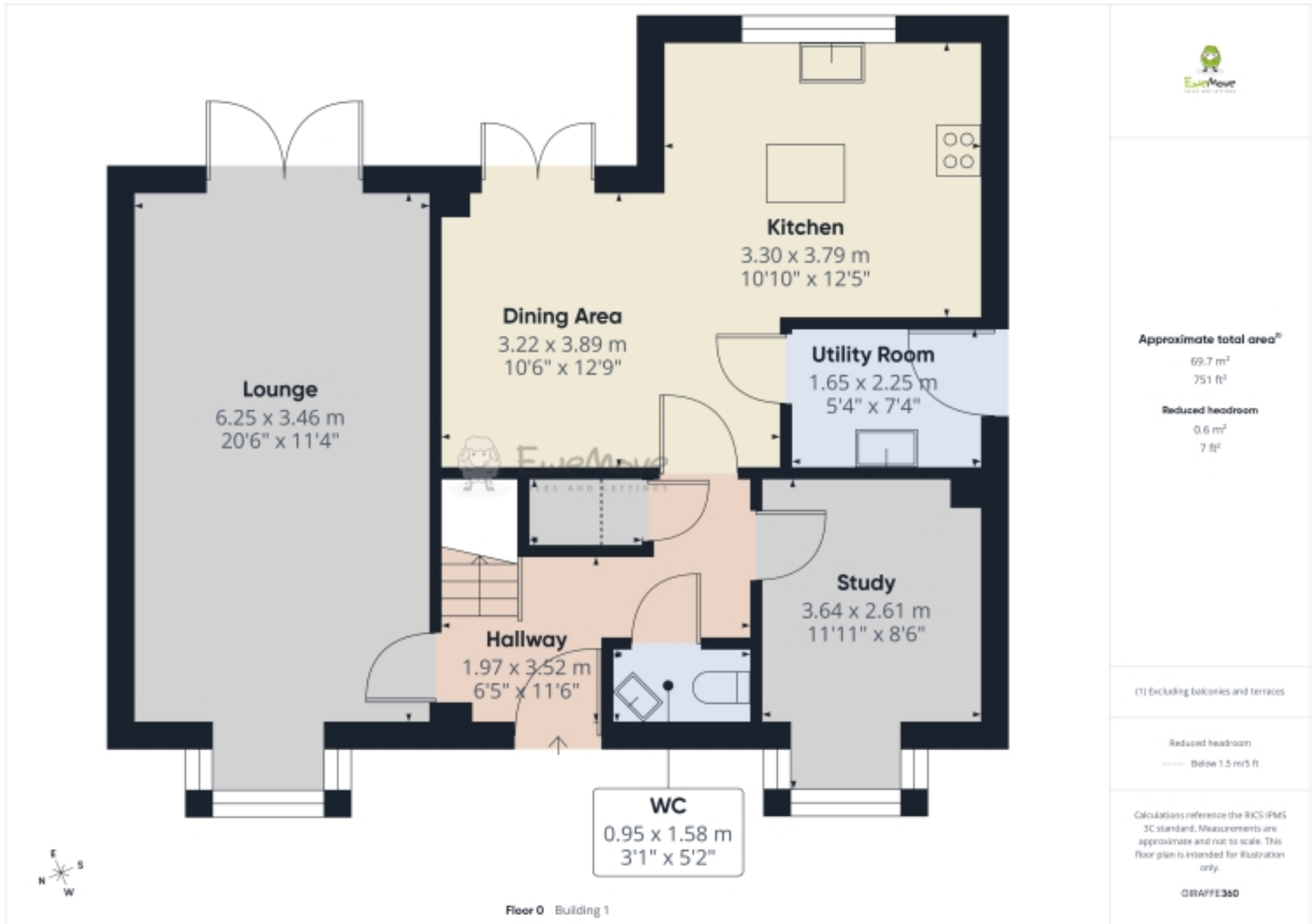
A separate study, nestled towards the front of the property, provides a tranquil environment for home working or quiet contemplation while enjoying the views of Devon's rolling hills. Additional practicalities are provided thanks to a large utility room and a cloakroom located on the ground floor, further complimenting the home's family-friendly layout.

Externally, the home impresses with its expansive double detached garage and sizable private driveway—providing secure parking for multiple vehicles and ample space for storage or hobbies. The East-South-East facing enclosed rear garden offers a safe and serene environment for children to play or adults to unwind.

Perfectly positioned in one of North Devon's most thriving and friendly communities, South Molton offers every possible amenity within easy reach. Outstanding local schools, an eclectic choice of independent retailers, the vibrant market square, and a range of inviting pubs are all moments away. Exceptional transport links are available nearby via Station Road, making it simple to reach both local and regional destinations. Nature lovers and those seeking adventure will relish quick access to the breath-taking landscapes of Exmoor National Park and the rolling North Devon countryside, ideal for weekends of walking, cycling, or exploring the coast.

A rare opportunity to own a striking home in a superb South Molton setting, newly built to an unparalleled standard. To truly appreciate all that this property has to offer, an in-person viewing is highly recommended-arrange yours today.

Floorplans



EPC

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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