



Plot 208 Beal Homes - The Greenways, Goole, DN14 8JS

£324,995

EPC:

Located on The Greenways, Goole is this luxury four bedroom detached family home. The Swainby offers the best in family living with an open plan dining kitchen with bi-fold doors to the rear garden, separate utility room and WC. Beal Homes bespoke design service available.

- Brand new luxury detached home
- Four bedrooms - en-suite and dressing area to the master
- Dining kitchen with bi-fold doors to the rear garden
- Separate utility room and WC
- Bespoke design service
- Located on the Greenways, Goole
- Gardens to the front and rear
- Integral garage
- Within walking distance of the town centre and local amenities
- Great access to the M62 for commuting

#### DESCRIPTION

This brand new Beal Home incorporates gas central heating, uPVC double glazing and a security alarm and offers four bedroom family accommodation comprising;

#### ENTRANCE HALL

Composite entrance door. Stairs way leading to the first floor. Under stairs storage cupboard.

#### LOUNGE

10'6" x 15'7"

Bay window the front elevation.

#### DINING KITCHEN

21'5" x 9'2"

A comprehensive range of modern fitted units with integrated appliances. Bi-fold doors to the rear garden.

#### UTILITY ROOM

Modern fitted units. Composite door leads to the side of the property.

#### W.C.

A wash hand basin and low flush WC.

#### LANDING

Airing cupboard.

#### BEDROOM ONE

17'1" x 14'7"

To the front elevation. Dressing area.

#### EN-SUITE SHOWER ROOM

A white suite comprising a shower cubicle, wash hand basin and low flush WC.

#### BEDROOM TWO

10'6" x 11'4"

To the front elevation.

#### BEDROOM THREE

11'6" x 10'6"

To the rear elevation.

#### BEDROOM FOUR

11'0" x 11'3"

To the rear elevation.

#### BATHROOM

A white suite comprising a bath, wash hand basin and a low flush WC.

#### GARAGE

Integral single garage with a vehicular door.

#### OUTSIDE

Gardens to the front and rear and driveway providing off street parking and access to the garage.

# Floor Plans



Ground Floor



--- denotes suggested wardrobe position

First Floor









