



Plot 371, The Langton The Greenways, Goole, DN14 6FJ

£365,000

EPC:

****EXPECTED COMPLETION JUNE TO AUGUST 2027**** Four bedroom detached house with garage conversion and parking.

- BRAND NEW BEAL HOME - THE GREENWAYS, GOOLE
- 2 year Beal Homes Warranty along side 10 year NHBC Warranty, for your peace of mind
- HBF 5 Star Housebuilder for 5 Years running
- Flooring included throughout including tiling to bathroom and wc
- Luxury bathrooms
- A range of schemes to help you move including Part Exchange
- High standard specification
- Energy efficient homes helping you save on your utility bills
- Great local amenities right on your door step and popular local schools
- SMEG appliances included as standard

ABOUT A LANGTON HOME

The four-bedroom Langton is a home with real presence that stands out from the moment you arrive. The central hallway provides a warm welcome, leading you into the large, comfortable lounge, it's the ideal spot for the whole family to relax and unwind. You'll love the huge open-plan kitchen and dining area, which is the real heart of the home. We've included a separate utility room here, which is essential for hiding away washing machines, extra groceries, and laundry piles, keeping the main kitchen clean and tidy. Plus, the bi-fold doors open right up onto the garden, making it easy to step outside for barbecues and summer evenings with friends.

Upstairs, you'll find four spacious bedrooms that give everyone plenty of room. Three of the rooms share the main family bathroom, while the master bedroom is a private sanctuary with its own luxury en-suite. Every bedroom has lots of space for wardrobes or built-in storage, a must-have for every family. This is a beautiful, high-quality home that provides all the space you need, whether you're taking your first step onto the property ladder or searching for that perfect family home.

PLEASE NOTE

Some images are taken from a slightly different house type style to show you the closest resemblance to the house type you are currently viewing, due to us not having a show home of every house type. Please consult with the Beal Homes sales team for further information



Ground Floor

Kitchen/Dining	5.06m x 4.86m	16' 7" x 15' 11"
Lounge	3.1m x 4.15m	10' 2" x 13' 7"
Family Room	3.06m x 3.74m	10' x 12' 3"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



First Floor

Bedroom 1	5.24m x 3.80m	17' 2" x 12' 5"
Bedroom 2	3.23m x 3.67m	10' 7" x 12'
Bedroom 3	3.23m x 3.41m	10' 7" x 11' 2"
Bedroom 4	3.49m x 3.42m	11' 5" x 11' 2"





