



Plot 394, Wansford The Greenways, Goole, DN14 6FJ

£245,000

EPC:

****EXPECTED COMPLETION MAY TO JULY 2027**** Three bed semi-detached home with 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 WANSFORD HOME

A wonderfully designed, three-bedroom home, The Wansford is a perfect proposition for first time buyers, those with a growing family or for anyone who wishes to enjoy a spacious, well designed home. The large living space makes for the perfect family room, and it's easy to picture yourself spending evenings together with family and friends. The living space leads through to the spacious kitchen / dining area, an ideal place to cook and spend mealtimes together, or take your evening drinks into your garden, with direct access through the charming French doors. The addition of a convenient downstairs cloakroom and under stairs storage means you're unlikely to need to go upstairs until the day is over.

Upstairs, The Wansford doesn't disappoint, with a modern family bathroom and two bedrooms at the back of the home. The master bedroom, situated at the front, is a perfect place to relax after a busy day.

PLEASE NOTE

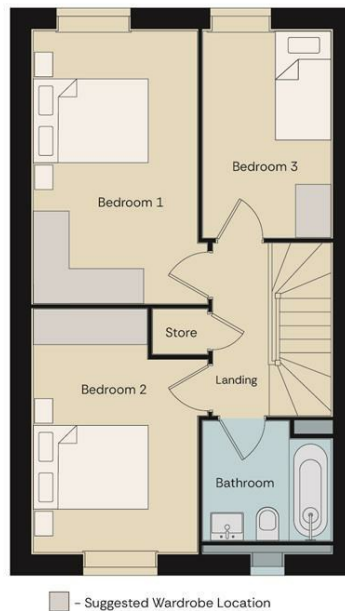
Some images are taken from a slightly different house type style to show you the closest resemblance to the house type you are currently viewing, due to us not having a show home of every house type. Please consult with the Beal Homes sales team for further information



Ground Floor

Kitchen/Dining	5.07m x 3.52m	16' 7" x 1' 6"
Lounge	3.78m x 5.24m	12' 4" x 17' 2"

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	2.8m x 4.62m	9' 2" x 15' 1"
Bedroom 2	2.8m x 4.09m	9' 2" x 13' 5"
Bedroom 3	2.19m x 3.52m	7' 2" x 11' 6"



