

Plot 369, The Hornby The Greenways, Goole, DN14 6FJ

£300,000

EPC:

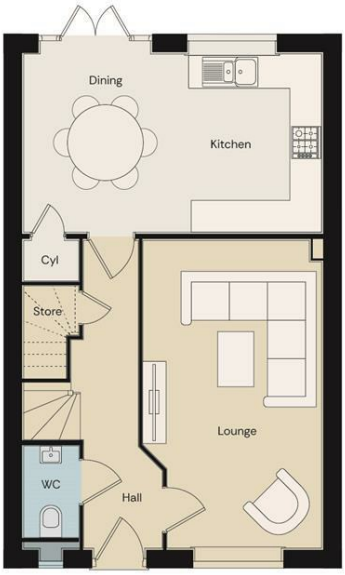
This energy-efficient 3 bed detached home offers a fantastic opportunity to enjoy family living the property consists of an open plan kitchen/diner and separate living room, three bedrooms one with en-suite. flooring included throughout, luxury bathrooms and SMEG appliances, high quality fixtures and fittings, garage, driveway for multiple vehicles and turfed gardens.
Step into a brand new Beal home at The Greenways, Goole, where quality, style and peace of mind come as standard. Finished to a high specification and designed with modern living in mind,

- 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 6 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 HORNBY HOME
The three-bedroom Hornby is a perfect choice, whether you're a first-time buyer, have a growing family, or simply want to enjoy a spacious, well-designed layout. The large, comfortable lounge is the perfect family room, it's easy to picture spending evenings here with family and friends. To the rear of the home, the generous kitchen and dining area provides an ideal setting for cooking and mealtimes together. From here, French doors open directly into your garden, making it simple to step outside and enjoy the space. For extra convenience, a handy downstairs cloakroom is a welcome feature for every family home.

Upstairs, The Hornby continues to impress. You'll find a bright family bathroom for the two well-sized bedrooms at the back of the house. The master bedroom is situated at the front and offers privacy with its own en-suite, the perfect place to unwind after a busy day. This is a thoughtfully designed home that offers the space, quality, and convenience for daily living.

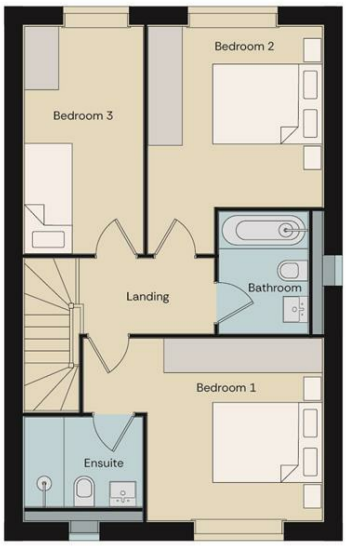
PLEASE NOTE
Some images are taken from a slightly different house type style to show you the closest resemblance to the house type you are currently viewing, due to us not having a show home of every house type. Please consult with the Beal Homes sales team for further information



Ground Floor

Kitchen/Dining	5.69m x 3.43m	18′ 8″ x 11′ 3″
Lounge	3.42m x 5.87m	11′ 2″ x 19′ 3″

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indictive 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.



– Suggested Wardrobe Location

First Floor

Bedroom 1	4.48m x 3.49m	14′ 8″ x 11′ 5″
Bedroom 2	3.34m x 4.34m	10′ 11″ x 14′ 2″
Bedroom 3	2.29m x 4.34m	7′ 6″ x 14′ 2″













