

Plot 366, The Masham The Greenways, Goole, DN14 6FJ

£375,000

EPC:

This energy-efficient 4 bed detached home with single detached garage offers a fantastic opportunity to enjoy family living the property consists of an open plan kitchen/diner with garden room opening out to a fully enclosed garden.
Flooring is included throughout, luxury bathrooms and SMEG appliances, high quality fixtures and fittings, driveway 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.

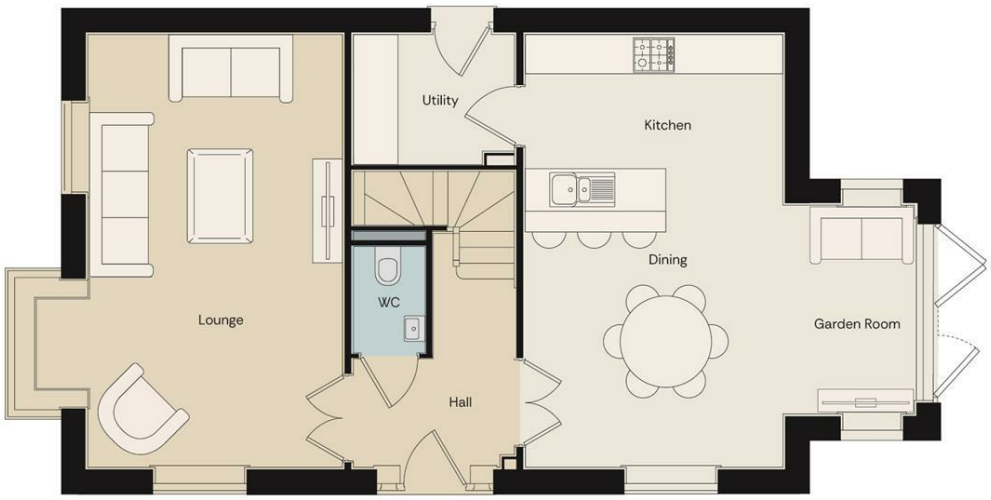
- BRAND NEW BEAL HOME - THE GREENWAYS, GOOLE
- 2 year Beal Homes Warranty along side 10 year NHBC Warranty, for your peace of mind
- HBF 5 Star Housebuilder for 6 Years running
- Flooring included throughout including tiling to bathroom and wc
- Luxury bathrooms
- A range of schemes to help you move 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 MASHAM HOME
The Masham is a four-bedroomed dream home. Detached, with a private drive and garage, the Masham is a superb family home with an incredible, spacious interior. As you move through double doors from the impressive entrance hallway, the Masham opens up into a stunning open plan living area. Across the hallway, you will find an impressive open plan kitchen dining area with sun room big enough for large family gatherings. The separate utility room comes with access onto your driveway – a place to leave muddy boots or to store laundry.

When you do venture upstairs, you'll once again struggle to find fault – with four well-proportioned bedrooms, one of which, the master, has its own en-suite. The large family bathroom is begging for someone to sink into the bath after a long day's work.

If you're after an extraordinary family home, look no further than The Masham.

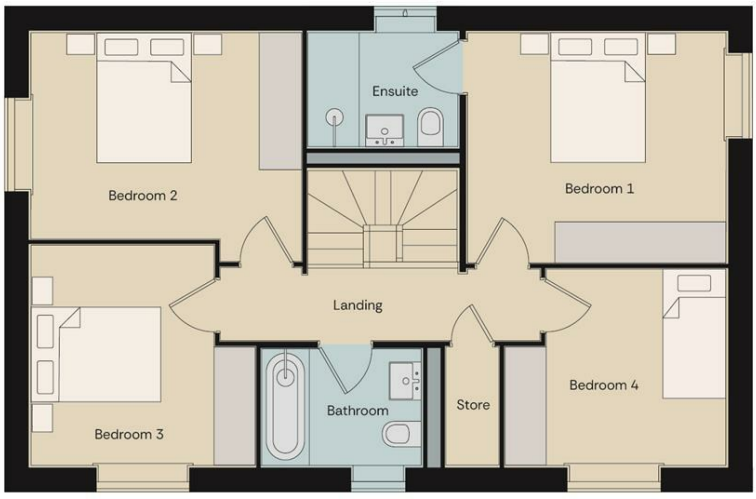
PLEASE NOTE
Some images are taken from a slightly different house type style to show you the closest resemblance to the house type you are currently viewing, due to us not having a show home of every house type. Please consult with the Beal Homes sales team for further information



Ground Floor

Lounge	3.77m x 6.36m	12′ 4 x 20′ 10″
Kitchen/Dining	3.81m x 6.36m	12′ 6″ x 20′ 10″
Garden Room	1.91m x 3.1m	6′ 3″ x 10′ 2″

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	3.82m x 3.39m	12′ 6″ x 11′ 1″
Bedroom 2	3.98m x 3.04m	13′ x 9′ 11″
Bedroom 3	3.31m x 3.20m	10′ 10″ x 10′ 5″
Bedroom 4	2.66m x 2.9m	8′ 8″ x 9′ 6″












Hotpoint
Hotpoint









