Plot 370, The Langton The Greenways, Goole, DN14 6FJ
£357,500
EPC:

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, This energy-efficient 4 bed detached home offers a fantastic opportunity to enjoy family living the property consists of an open plan kitchen/diner, four double bedrooms one with en-suite and a integral garage.
Flooring included throughout, luxury bathrooms and SMEG appliances, high quality fixtures and fittings, driveway for multiple vehicles and turfed gardens.

- 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 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.

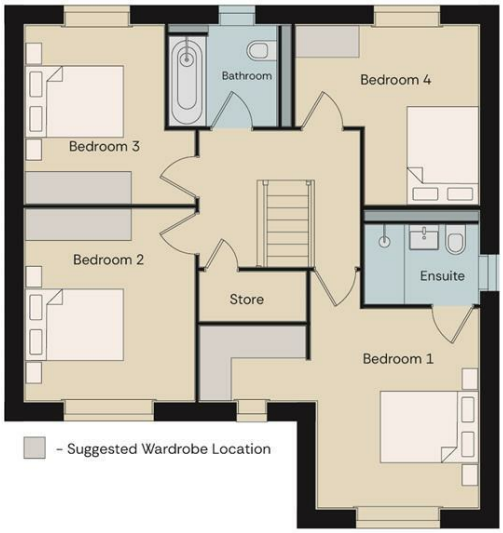
Upstairs, you'll find four spacious bedrooms that give everyone plenty of room. Three of the rooms share the main family bathroom, while the master bedroom is a private sanctuary with its own luxury en-suite. Every bedroom has lots of space for wardrobes or built-in storage, a must-have for every family. 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″

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.



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″