

Plot 406, The Hackness The Greenways, Goole, DN14 6FJ

£300,000

EPC:

This energy-efficient 3 bed detached home offers a fantastic opportunity to enjoy open plan family living the property consists of an spacious entrance hallway leading to a open plan kitchen/diner looking out onto the fully enclosed garden. To the first floor you will find three bedrooms one with en-suite.
Flooring included throughout, luxury bathrooms and SMEG appliances, high quality fixtures and fittings, driveway for multiple vehicles, detached garage 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 HACKNESS HOME
A wonderfully designed, three-bedroom home, the Hackness 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. An impressive central entrance hallway leads into the large living space with charming bay window – a perfect family room in which it's easy to picture yourself spending evenings together with family and friends. The hallway also leads through to the large 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 bi-fold doors. The separate utility room will quickly become a home staple you wonder how you ever lived without. 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 Hackness doesn't disappoint, with a family bathroom and two bedrooms at the back of the house. The master bedroom – situated at the front has its own en-suite and is a perfect place to relax after a busy day.

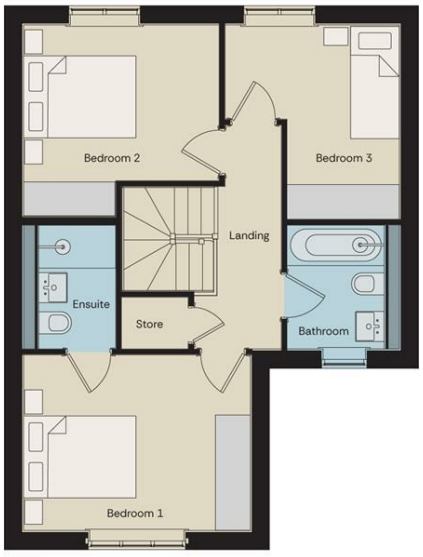
PLEASE NOTE
Some images are taken from a slightly different house type style to show you the closest resemblance to the house type you are currently viewing, due to us not having a show home of every house type. Please consult with the Beal Homes sales team for further information



Ground Floor

Kitchen/Dining	2.64m x 6.53m	8′ 8″ x 21′ 5″
Lounge	4.64m x 3.94m	15′ 3″ x 12′ 11″

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	3.05m x 3.94m	10′ x 12′ 11″
Bedroom 2	3.38m x 3.40m	11′ 1″ x 11′ 2″
Bedroom 3	3.38m x 3.02m	11′ 1″ x 9′ 11″









