



Plot 14, Goodwin Field

Northill,
Bedfordshire, SG18 9GL
Guide Price £625,000

COUNTRY PROPERTIES
PART OF HUNTERS

**** INCENTIVES AVAILABLE **** This substantial brand new 4 bedroom detached home with the emphasis on contemporary family living, really is one to see!

- A chance to choose your kitchen design from the builder's supplier
- Spacious family home measuring 1,988 sqft
- Master & bedroom 2 with en-suite shower rooms
- Idyllic village of Northill, yet a short commute to nearby Biggleswade
- Countryside walks on your doorstep
- 10 Year warranty

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Underfloor heating. Doors into cloakroom, study, living room and kitchen/dining/family room.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin with tiled splashback. Underfloor heating. Extractor. Obscure double glazed window to front.

Study

9' 0" x 8' 11" (2.74m x 2.72m) Double glazed window to front. Underfloor heating.

Living Room

20' 11" (into bay) x 13' 4" (6.38m x 4.06m) Double glazed walk-in bay window to front with windows to both sides. Underfloor heating.

Kitchen/Dining/Family Room

Dining/Family Area: 15' 0" x 14' 10" (4.57m x 4.52m)

Double glazed french doors with sidelights, opening onto the rear garden. Underfloor heating.

Kitchen Area: 16' 7" x 11' 3" (5.05m x 3.43m)

The builder has not installed the kitchen to allow the buyer to select the units of their choice. Underfloor heating. Double glazed window to rear. Door into utility room.

Utility Room

9' 2" x 7' 10" (2.79m x 2.39m) Wall mounted gas boiler. Underfloor heating. Extractor. Double glazed door to side, providing access to the front and rear. The builder has not installed the utility room units to allow the buyer to make the selection of their choice.



FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing hot water cylinder. Radiator.

Bedroom 1

18' 4" (into bay) x 11' 8" (5.59m x 3.56m) Double glazed walk-in bay window to front with windows to both sides. Radiator. Door into:

En-Suite Shower Room

Suite comprising low level flush wc, shower cubicle and pedestal mounted wash hand basin. Partially tiled walls. Extractor. Shaver point. Chrome heated towel rail. Obscure double glazed window to front.

Bedroom 2

17' 10" x 14' 9" (max) (5.44m x 4.50m) Double glazed window to rear. Radiator. Door into:

En-Suite

Suite comprising low level flush wc, corner shower cubicle and pedestal mounted wash hand basin. Partially tiled walls. Extractor. Shaver point. Chrome heated towel rail. Obscure double glazed window to rear.

Bedroom 3

10' 9" x 9' 3" (3.28m x 2.82m) Double glazed window to front. Radiator.

Bedroom 4

10' 1" x 8' 1" (3.07m x 2.46m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising low level flush wc, panel enclosed bath with shower attachment and pedestal mounted wash hand basin. Partially tiled walls. Extractor. Shaver point. Chrome heated towel rail. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to lawn with paved pathway to front door with external light. Paved driveway to side providing off road parking for 2 cars, and access to garage.

Rear Garden

Fully enclosed with paved patio area and gated access to the front. Personal door to garage.

Garage

Up & over door to front with power/light connected and personal door into rear garden.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

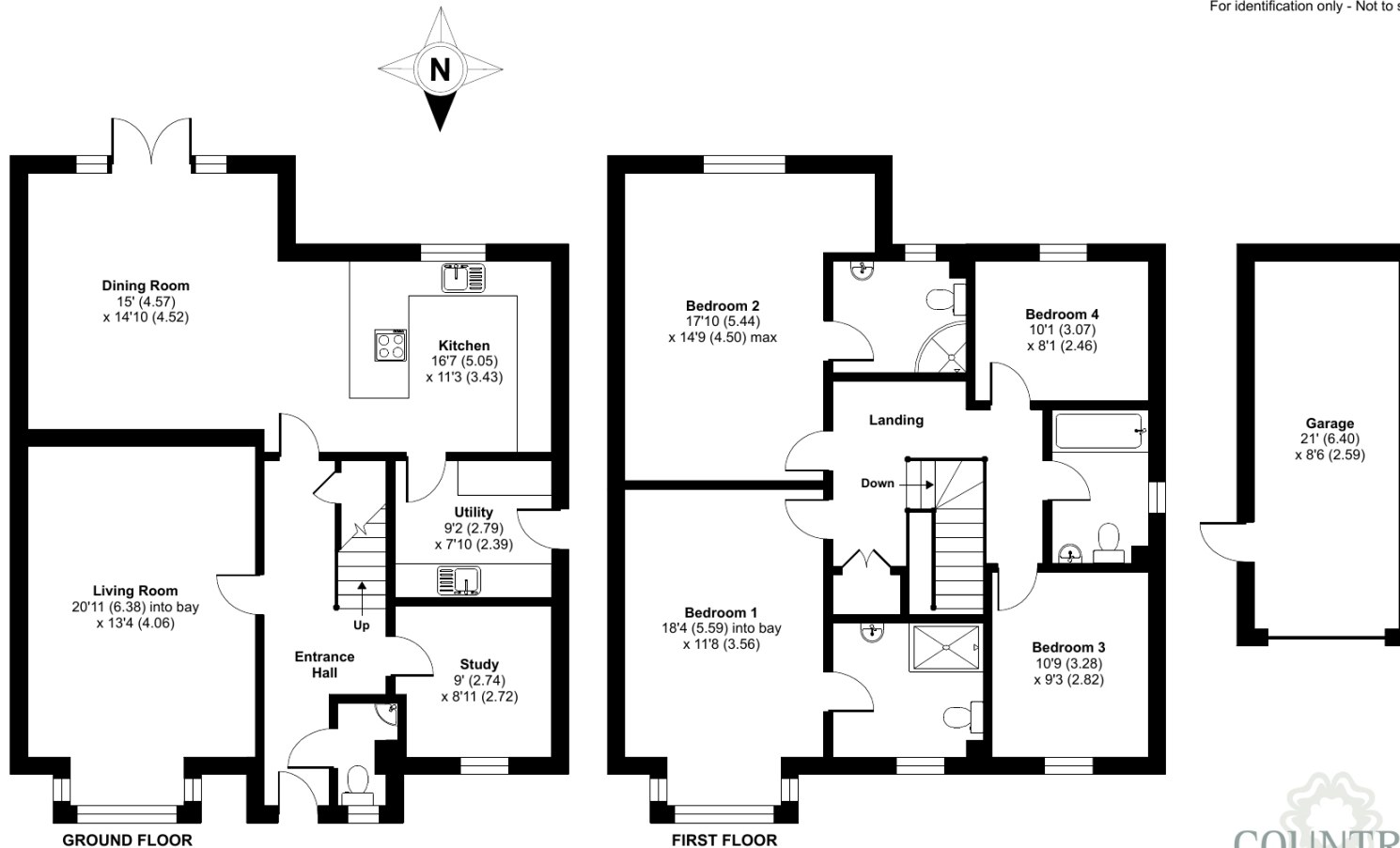
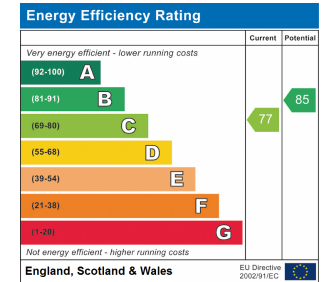


Approximate Area = 1988 sq ft / 184.6 sq m

Garage = 183 sq ft / 17 sq m

Total = 2171 sq ft / 201.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 978901



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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