



# Plot 13, Goodwin Field

Northill,  
Bedfordshire, SG18 9GL  
Guide Price £595,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

**\*\* INCENTIVES AVAILABLE \*\*** This spacious 4 bedroom brand new 1,900 sqft detached home offers versatile living with a family friendly layout, located in the sought after village of Northhill.

- A chance to choose your kitchen design from the builder's supplier
- Two reception rooms
- Underfloor heating throughout the ground floor
- Spacious 22ft kitchen/dining/family room
- Bedrooms 1 & 2 both with en-suite shower rooms
- Countryside walks on your doorstep
- Garage with power & light

## GROUND FLOOR

### Entrance Hall

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

### Cloakroom

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

### Study

12' 4" x 10' 10" (3.76m x 3.30m) Double glazed window to front. Underfloor heating.

### Living Room

14' 2" x 11' 9" (4.32m x 3.58m) Double glazed window to front. Underfloor heating.

### Kitchen/Dining/Family Room

22' 9" x 17' 2" (max) (6.93m x 5.23m) Double glazed window and bi-folding doors opening onto the rear garden. Underfloor heating. The builder has not installed the kitchen to allow the buyer to select the units of their choice. Door into:

### Utility Room

10' 4" x 6' 4" (3.15m x 1.93m) Double glazed door and window to rear. Underfloor heating. Wall mounted gas boiler. Extractor. 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. Doors to all rooms.

### Bedroom 1

16' 10" (max) x 16' 1" (max) (5.13m x 4.90m) Double glazed window to rear. Radiator. Door into:

### En-Suite Shower Room

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

### Bedroom 2

16' 3" (max) x 11' 8" (4.95m x 3.56m) Double glazed window to front. Radiator.

### En-Suite

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

### Bedroom 3

12' 8" x 11' 5" (3.86m x 3.48m) Built-in wardrobe. Double glazed window to front. Radiator.

### Bedroom 4

11' 9" (max) x 8' 2" (max) (3.58m x 2.49m) Double glazed window to rear. Radiator.

### Bathroom

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

## OUTSIDE

### Front Garden

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

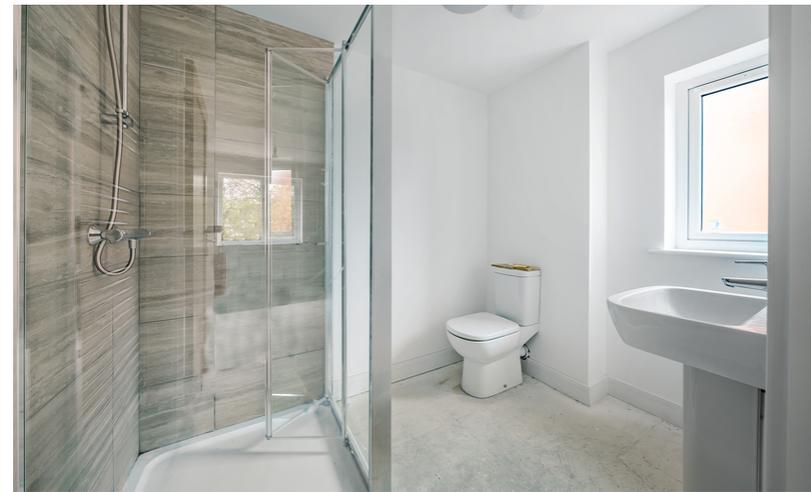
### Rear Garden

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

### Garage

Up & over door with power/light connected. Personal door to rear garden.

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

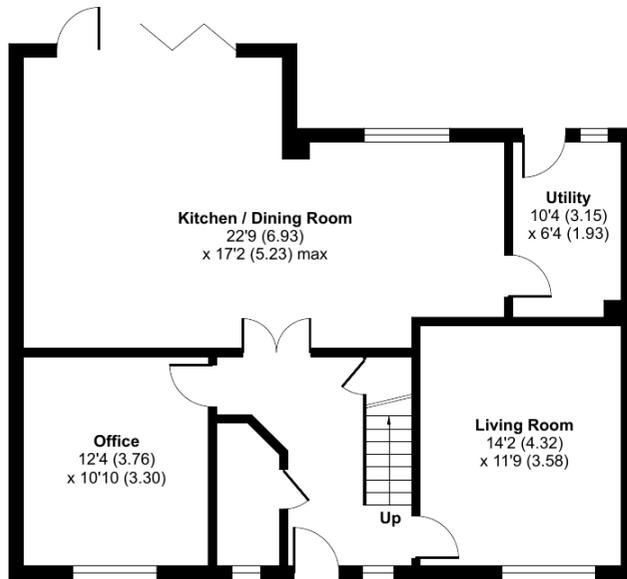
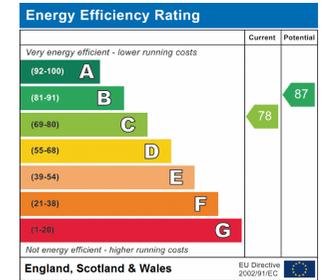


Approximate Area = 1902 sq ft / 176.7 sq m

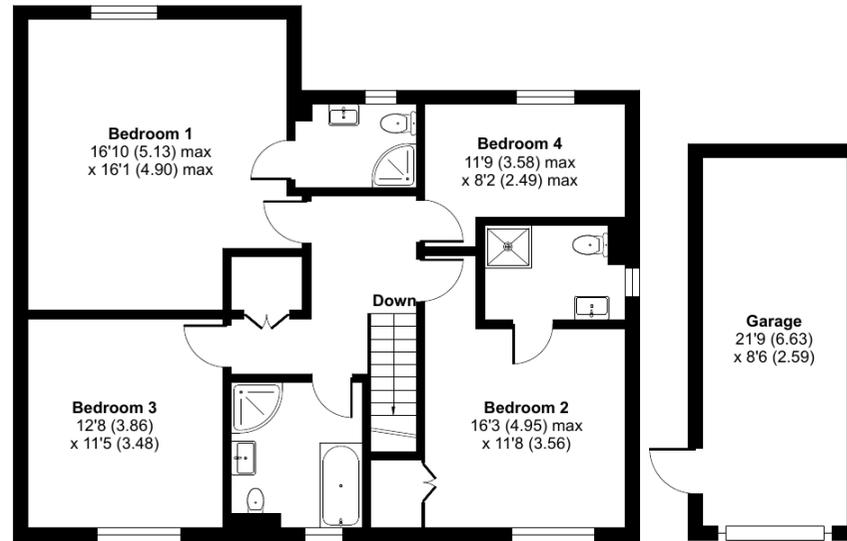
Garage = 185 sq ft / 17.1 sq m

Total = 2087 sq ft / 193.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 978899



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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