



Plot 7, Goodwin Field

Northill,
Bedfordshire, SG18 9GL
Guide Price £585,000

COUNTRY PROPERTIES

PART OF HUNTERS



**** INCENTIVES AVAILABLE **** This stunning 4 bedroom detached new build home has been sympathetically built to provide modern family living with an excellent balance of living space, set in the idyllic village of Northhill.

- Stylish fully integrated kitchen/dining/family room
- Separate study - ideal for those working from home
- Underfloor heating throughout the ground floor
- Two en-suite bedrooms and family bathroom
- Driveway providing parking for 2-3 cars
- Solar panels fitted
- Rural living yet just a short drive to nearby amenities

GROUND FLOOR

Entrance Hall

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

Cloakroom

Suite comprising low level flush wc and corner wash hand basin. Extractor. Obscure double glazed window to front.

Living Room

20' 11" (max) x 13' 3" (6.38m x 4.04m) Double glazed walk-in bay window to front with windows to both sides. Underfloor heating.

Study

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

Kitchen/Dining/Family Room

Kitchen Area: 16' 7" x 11' 3" (5.05m x 3.43m)
A range of wall and base units with stone effect worksurfaces and upstands. Ceramic one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level Bosch double oven and 5-ring gas hob with extractor hood over. Integrated full height fridge and full height freezer. Integrated dishwasher. Underfloor heating. Double glazed window to rear. Door into utility room.

Dining/Family Room: 15' 0" x 14' 8" (4.57m x 4.47m)
Double glazed french doors with sidelights opening onto the rear garden. Underfloor heating.



Utility Room

9' 2" x 7' 10" (2.79m x 2.39m) Wall and base units with stone effect worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine. Wall mounted gas boiler. Double glazed door to side passage providing access to the rear garden.

FIRST FLOOR

Landing

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

Bedroom 1

18' 3" (into bay) x 11' 7" (5.56m x 3.53m) Double glazed bay window to front with windows to both sides. Radiator. Door into:

En-Suite Shower Room

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

Bedroom 2

17' 11" x 14' 8" (5.46m x 4.47m) 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. Chrome heated towel rail. Extractor. Shaver point. Obscure double glazed window to rear.

Bedroom 3

10' 9" x 9' 2" (3.28m x 2.79m) Double glazed window to front. Radiator.

Bedroom 4

10' 1" x 8' 2" (3.07m x 2.49m) Double glazed window to rear. Radiator.

Bathroom

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

OUTSIDE

Front Garden

Laid mainly to lawn with paved pathway to front door. External light. Block paved parking to front for 2-3 cars.

Rear Garden

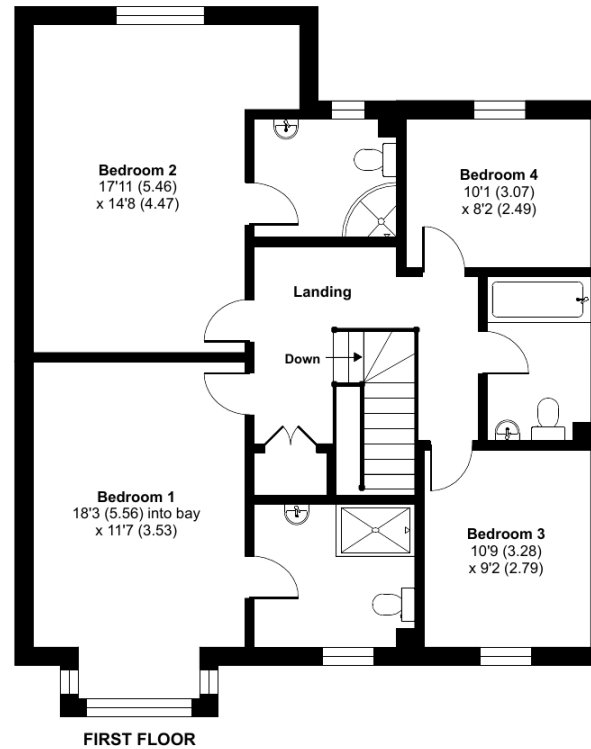
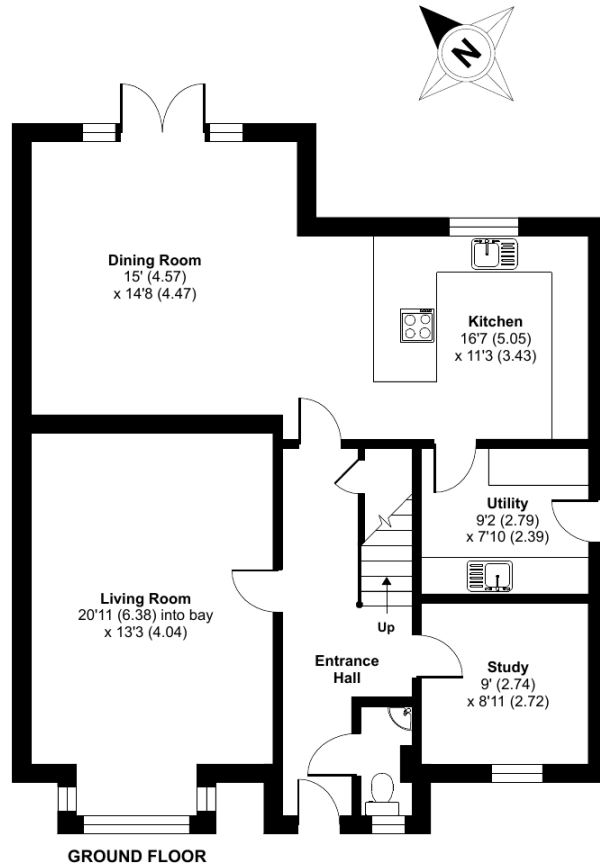
Fully enclosed with paved patio area and gated access to front.

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



Approximate Area = 1988 sq ft / 184.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	90	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 978895



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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