

Plot 6

21 Goodwin Field
Thorncote Road
Northill
Biggleswade
SG18 9AG

A new build four bedroom detached house with a single garage and off street parking for two cars, ready for immediate occupation.

The property has a cloakroom, a utility room, and an open plan kitchen/dining/family room which spans the entire width of the property and has Shaker style wall and base units and French doors to the rear garden. The main reception room and a study are both at the front of the property. Stairs to the first floor lead to the principal and second bedroom which both have en suite shower rooms. The other two bedrooms are either side of the family bathroom. The driveway and garage are at the side of the property.

The development is within walking distance of amenities in the rural village Northill which include a pub/restaurant and a Church of England Academy which is rated outstanding by Ofsted.

- New detached house
- 10 year warranty
- Integrated appliances
- Private road
- Village location
- Underfloor heating
- Single garage and off street parking
- Development 50% sold

Situation

- 2 miles from A1 Biggleswade
- 5 miles from Biggleswade station
- 36 minutes from Kings Cross

Additional Information

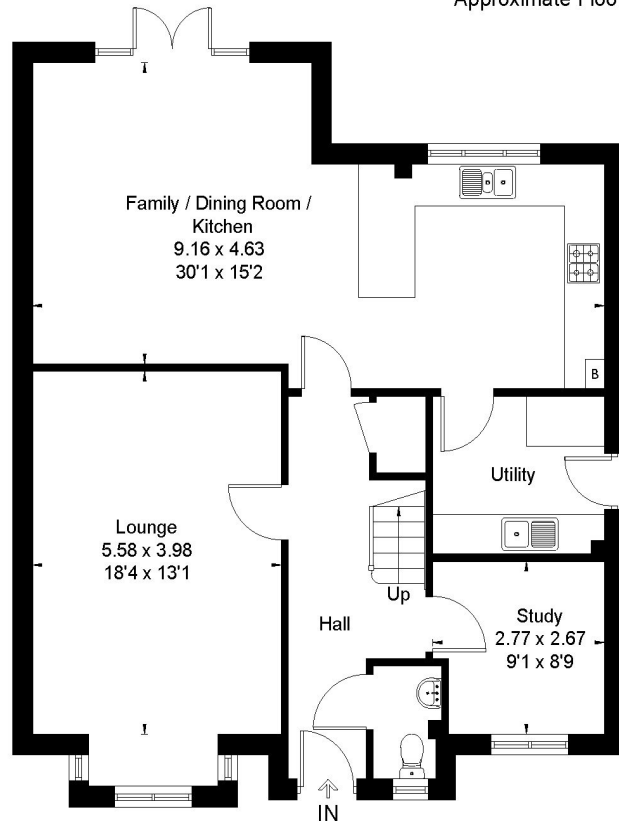
- Mains Water, Gas, Electricity
- The Local Authority is Central Bedfordshire Council
- The property is in council tax band TBA



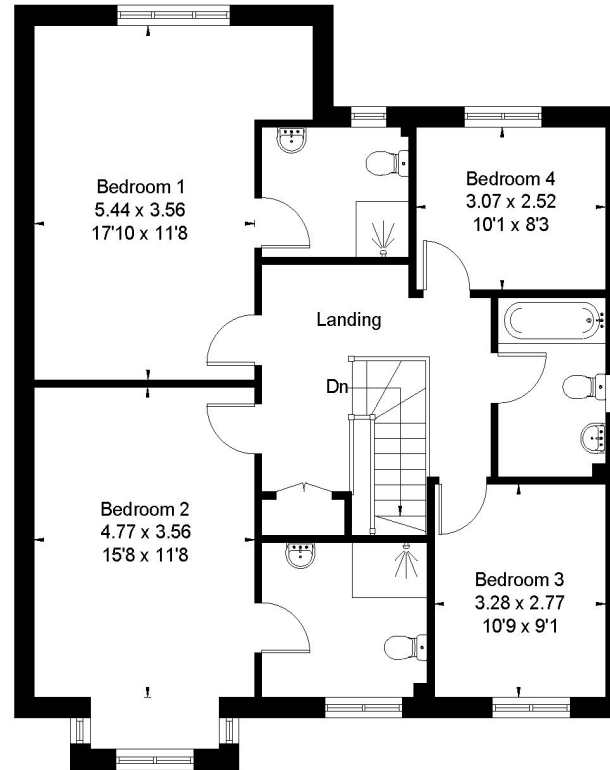
MICHAEL GRAHAM

Type D
Plots 6, 7, 9, 10 and 14
Plots 9 and 10 are handed

Approximate Floor Area = 179.1 sq m / 1928 sq ft

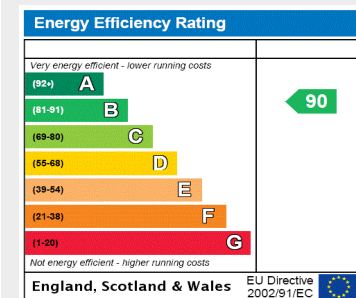


Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 283301



Bedford Office | 01234 220000

Royal Chambers, 1 St. Peters Street, Bedford, Bedfordshire, MK40 2PN

14 Offices covering 8 Counties and Central London

Michael Graham Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or



www.michaelgraham.co.uk