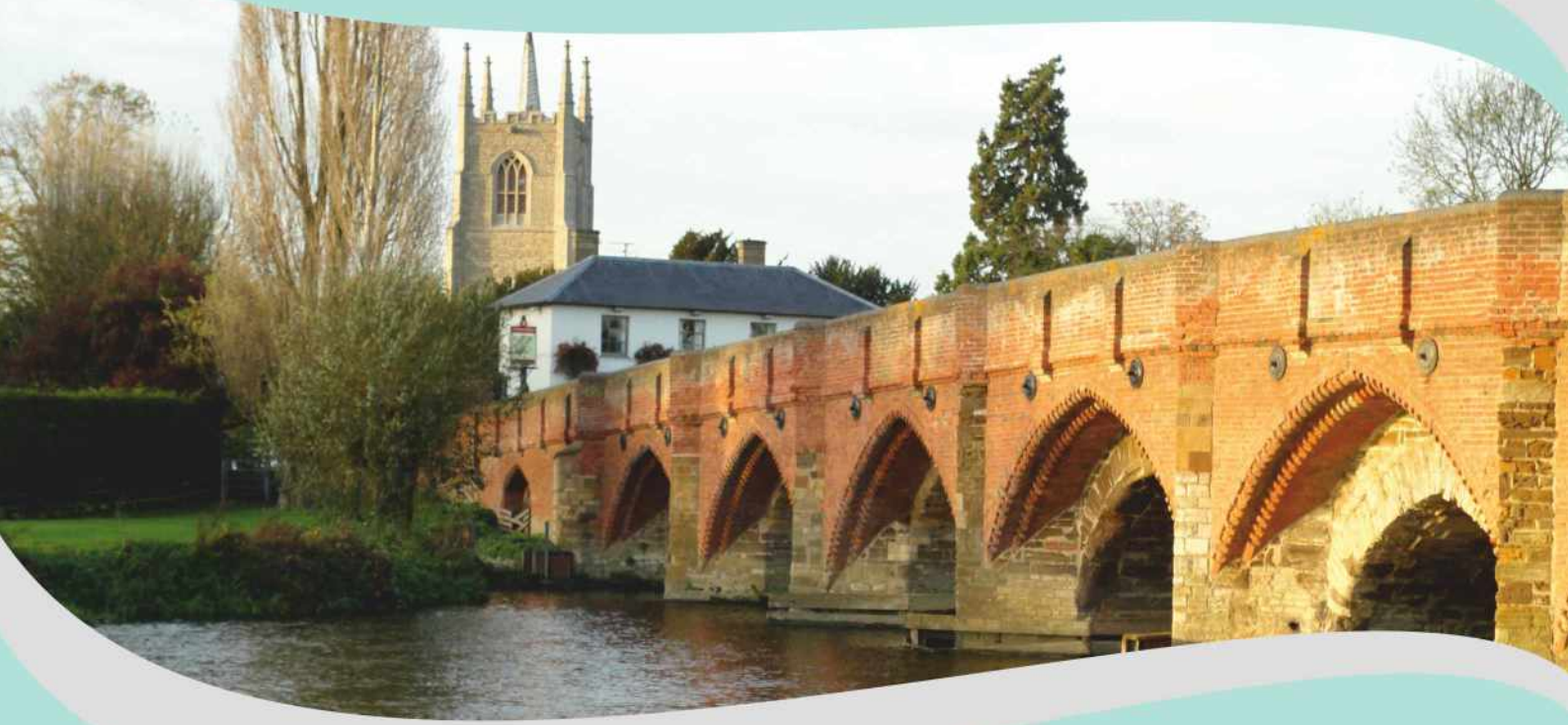


NIGHTINGALE ROAD

Great Barford, Bedfordshire MK44 3LR



A select development of three, four, five and six bedroom family homes and one and two bedroom apartments in a semi-rural setting, with views over open fields to the rear, in a sought-after village location.

Enjoying a quiet village location, *Nightingale Road* benefits from semi-rural surroundings with views over open fields to the rear. Each family home has a private rear garden and, along with the apartments, ample parking.

QUALITY FINISHES

Kitchens

- Fitted kitchen units to floor and walls. Appliances will include an induction hob with extractor hood, integrated double oven, integrated dishwasher, fridge freezer, wine cooler, microwave, and a washer/dryer.

Bathroom / Ensuite shower / Cloakroom

- White sanitary ware with mono-block style chrome taps.
- Ensuite shower room walls half tiled, bathroom walls half tiled, cloakroom washbasin splashback.

Windows

- Bi-fold French doors from dining area to garden.

Internal Decorations

- Ceiling coving where possible.
- Smooth plaster finished walls and ceilings.
- Engineered solid wood flooring to hall and cloakroom.
- Wood floors to hallway and cloakroom and the kitchen floor is tiled.
- Half tiled bathroom. Tiled ensuite shower rooms.
- All other rooms, stairs and landing, fitted carpet.

Electrics

- Recessed LED spot lamps to kitchen, bathroom and shower room.
- TV points in living room and master bedroom plus CAT6 system which provides TV reception throughout.
- Provision for the internet is via the telephone line.

External Finishes

- Concrete roof tiles.
- External patio area, garden laid to lawn, close boarded fencing to 1.83m.

10 year ICW warranty

The vendors reserve the right to amend specifications without prior notice.

SITE PLAN

KEY TO HOUSE TYPES

PHASE ONE

Now released and available to purchase

- The Elm
- The Maple
- The Poplar
- The Walnut
- Willow Coppice

PHASE TWO

Release date and full details to be confirmed

- The Ash
- The Beech
- The Chestnut
- The Hornbeam

'G' denotes garage

■ Affordable housing

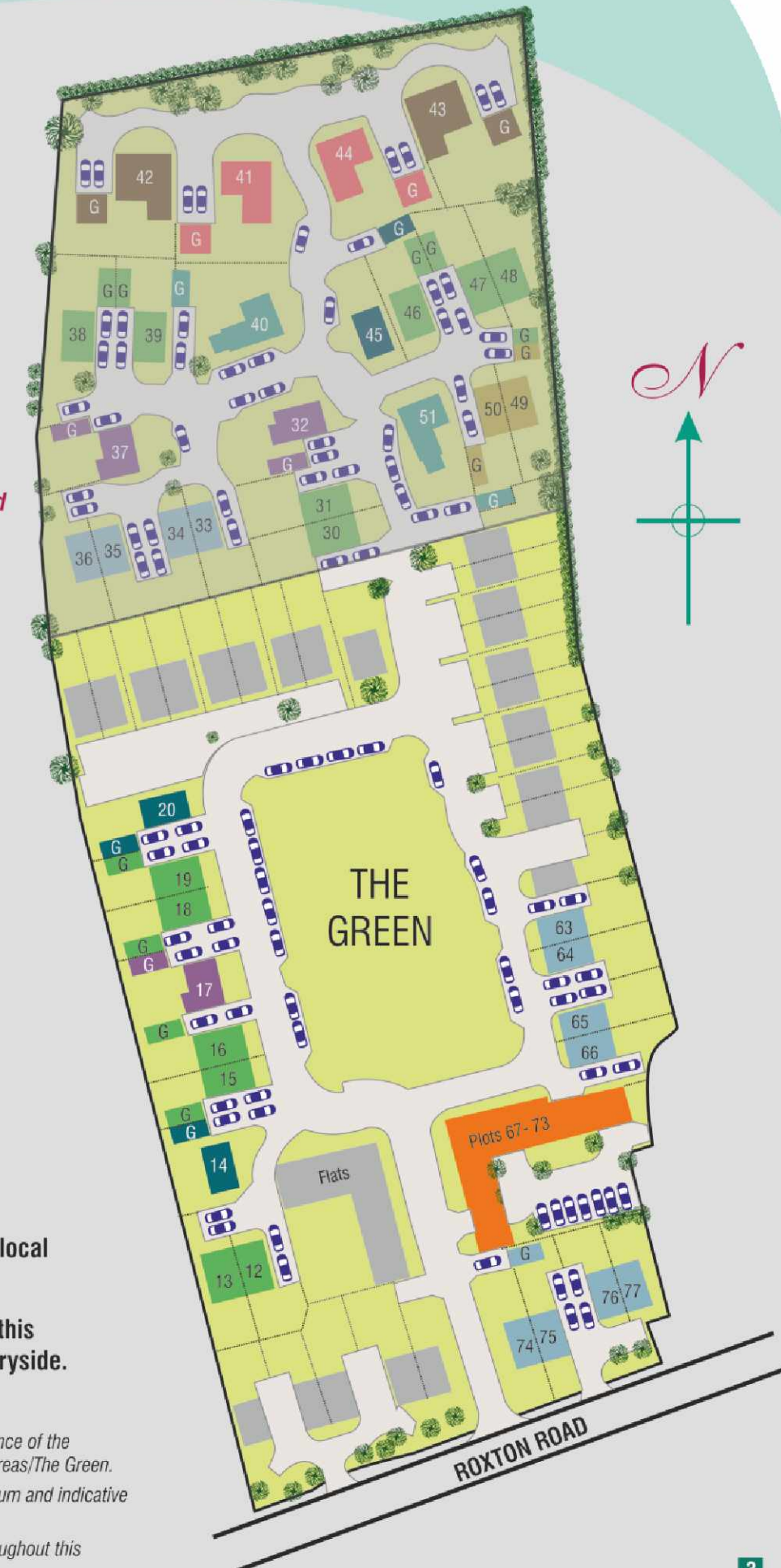
THE GREEN

Nightingale Road will include a central landscaped green area for the benefit of local residents.

Many plots also benefit from views over this unique feature or, to the rear, open countryside.

NOTES: There will be an annual charge for the maintenance of the development roads (which are private) and communal areas/The Green. Plans are not drawn to scale and dimensions are maximum and indicative only.

Computer generated images of house types feature throughout this brochure.



2 All Saints Church, Great Barford



Lock on the River Great Ouse at Great Barford



Artist's impression of 'The Green'

The Maple
Three bedroom semi-detached home.



GROUND FLOOR

Living room	5.4m x 2.8m 17'8 x 9'1
Kitchen / Dining	5.1m x 2.8m 16'8 x 9'1
Hall with store cupboards	
WC	

FIRST FLOOR

Bedroom 1 plus Ensuite	3.2m x 3.0m 10'8 x 9'10
Bedroom 2	3.6m x 2.3m 11'10 x 7'10
Bedroom 3	2.6m x 2.5m 8'6 x 8'2
Bathroom	2.2m x 2.0m 7'3 x 6'6

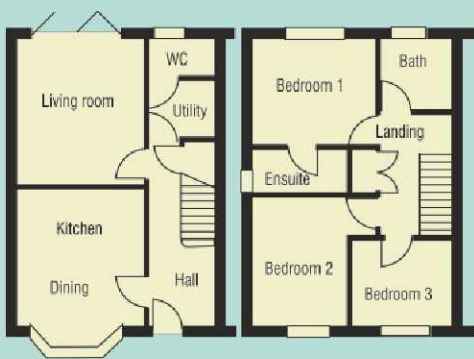
The Beech
Three bedroom, bay fronted semi-detached home.



**THE BEECH
WILL BE RELEASED
IN PHASE 2**

**FLOOR PLANS AND
ROOM DIMENSIONS
TO BE CONFIRMED**

The Elm
Three bedroom, bay fronted with a choice of detached or semi-detached homes.



GROUND FLOOR

Living room	5.0m x 3.7m 16'6 x 12'1
Kitchen / Dining	3.7m x 3.5m 12'1 x 11'6
Utility	2.1m x 1.0m 6'10 x 3'3
WC, Hall with store cupboard	

FIRST FLOOR

Bedroom 1 plus Ensuite	3.7m x 3.4m 12'1 x 11'1
Bedroom 2	3.9m x 2.8m 12'9 x 9'1
Bedroom 3	3.1m x 2.6m 10'4 x 8'8
Bathroom	2.2m x 2.1m 7'3 x 6'11

The Walnut
Three bedroom double fronted detached home.



GROUND FLOOR

Living room	5.3m x 3.1m 17'4 x 10'3
Kitchen / Dining	5.3m x 3.4m 17'4 x 11'2
Hall with store cupboard	
WC	

FIRST FLOOR

Bedroom 1 plus ensuite	3.2m x 3.1m 10'6 x 10'5
Bedroom 2	3.4m x 3.0m 11'3 x 9'11
Bedroom 3	3.5m x 2.1m 11'5 x 6'11
Bathroom	2.0m x 1.8m 6'6 x 5'11

Note: Plot 14 has patio doors to the rear from the Living Room and Kitchen.

The Ash
Four bedroom double fronted detached home.



**THE ASH
WILL BE RELEASED
IN PHASE 2**

**FLOOR PLANS AND
ROOM DIMENSIONS
TO BE CONFIRMED**

The Hornbeam
Four bedroom double bay fronted detached home with a detached double garage.



**THE HORNBEAM
WILL BE RELEASED
IN PHASE 2**

**FLOOR PLANS AND
ROOM DIMENSIONS
TO BE CONFIRMED**

Four bedroom double fronted detached home over three floors.



Living	6.0m x 2.9m	19'10 x 9'6
Kitchen / Dining	6.0m x 3.7m	19'10 x 12'1
Family	3.7m x 2.0m	12'1 x 6'6
Hall and WC		

Bedroom 1 plus Ensuite	4.6m (max) x 3.7m 2.4m x 1.4m	15'0 (max) x 12'3 7'10 x 4'7
Bedroom 4	3.4m x 2.9m	11'1 x 9'6
Study	2.9m x 2.5m	9'6 x 8'2
Bathroom	2.4m x 1.8m	7'10 x 6'0

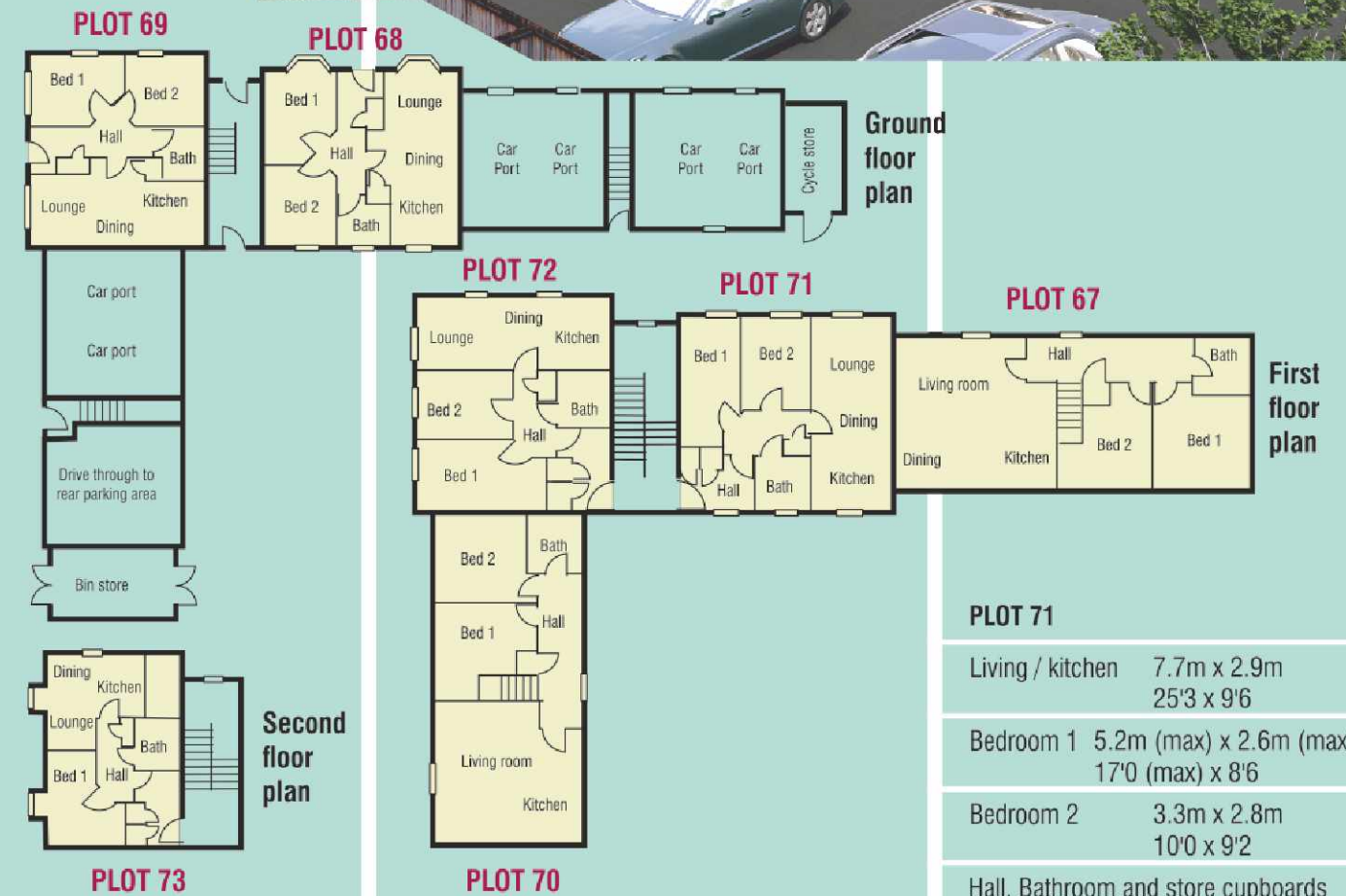
Bedroom 2	4.3m x 3.8m	14'1 x 12'5
Bedroom 3	4.3m x 2.9m	14'1 x 9'6

Five bedroom double fronted detached home over three floors with a detached double garage.



**FLOOR PLANS AND
ROOM DIMENSIONS
TO BE CONFIRMED**

6 two bedroom apartments and 1 one bedroom apartment.



Living / kitchen 7.2m x 3.2 (max)
23'7 x 10'6 (max)

Living / kitchen	8.0m x 3.2m (max) 26'3 x 10'6 (max)
Bedroom 1	4.5m (max) x 3.1m (max) 14'9 (max) x 10'1 (max)
Bedroom 2	3.5m (max) x 3.1m (max) 11'5 (max) x 10'1 (max)

Hall, Bathroom and store cupboards

Living / kitchen	7.7m x 7.4m (max) 25'3 x 24'3 (max)
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Living / kitchen	5.8m x 5.5m 19'0 x 18'0
Bedroom 1	4.1m (max) x 3.9m (max) 13'5 (max) x 12'9 (max)

Hall and Bathroom

Living / kitchen	7.7m x 2.9m 25'3 x 9'6
Bedroom 1	5.2m (max) x 2.6m (max) 17'0 (max) x 8'6
Bedroom 2	3.3m x 2.8m 10'0 x 9'2
Hall, Bathroom and store cupboards	

Living / kitchen	6.4m x 5.9m (max) 21'0 x 19'4 (max)
Bedroom 1	4.1m (max) x 3.8m 13'5 (max) x 12'5
Bedroom 2	4.1m (max) x 3.7m (max) 13'5 (max) x 12'1 (max)

Living / Dining	4.2m x 2.2m 13'9" x 7'3"
Kitchen	2.7m x 2.1m 8'10" x 6'10"
Bedroom 1	4.2m (max) x 3.5m (max) 13'9" (max) x 11'6" (max)

Hall and Bathroom

ENJOY VILLAGE LIVING

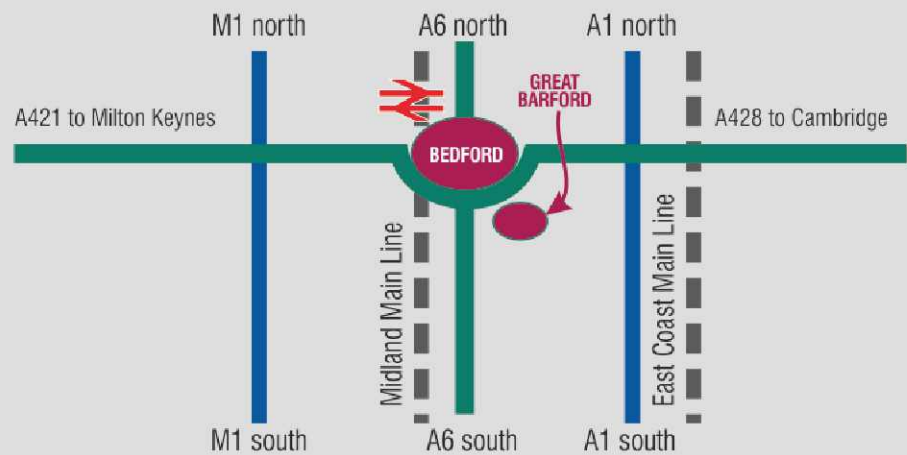
Nightingale Road is located in the much sought after village of Great Barford which lies six miles due east of Bedford.

The village has a store/post office, a pub, a Chinese restaurant, recreational facilities, idyllic country and riverside walks, a picturesque church and a highly regarded primary school.

Nearby Bedford, just 16 minutes drive, has extensive shopping facilities, restaurants and excellent schooling.

Road access from Great Barford to the Bedford bypass (A421) with connections to the A6, the M1 and A1 is within easy reach.

Bedford's main line railway station has frequent trains to London St Pancras International with a journey time of approximately 38 minutes (fast trains).



NIGHTINGALE ROAD

Another high quality development from
J.C. GILL DEVELOPMENTS LTD



For further information please contact selling agents

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