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99 Hovingham Drive, Scarborough

Offers Over £325,000



99 Hovingham Drive

Scarborough, Scarborough

- SOUGHT AFTER LOCATION CLOSE TO HOSPITAL & GRAHAM SCHOOL
- FRONT & REAR GARDENS
- FOUR BEDROOM DETACHED FAMILY HOME
- OFF-STREET PARKING & DOUBLE GARAGE
- TWO BATHROOMS & DOWNSTAIRS W/C

Nestled in the desirable area of Hovingham Drive, Scarborough, this splendid four-bedroom detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both family living and entertaining guests. The open-plan lounge and dining area create a welcoming atmosphere, while the large kitchen, complete with a breakfast island, is perfect for casual dining and culinary adventures.

The property boasts two well-appointed bathrooms, including a downstairs w/c for added convenience. Each of the four bedrooms provides ample space, ensuring that everyone in the family has their own sanctuary.

Outside, the home is complemented by front and rear gardens, providing a lovely outdoor space for relaxation or play. Parking is a breeze with a two-car drive and a double garage, accommodating up to four vehicles in total.

Situated in a sought-after location, this home is conveniently close to the local hospital and Graham School, making it an excellent choice for families and professionals alike. This property truly represents a wonderful opportunity to secure a family home in a vibrant community. Don't miss your chance to make this charming house your new home.





ACCOMMODATION

GROUND FLOOR

Lounge

Dimensions: 4.4 x 5.2 max (14'5" x 17'0" max).

Dining Room

Dimensions: 3.0 x 3.3 max (9'10" x 10'9" max).

Kitchen

Dimensions: 3.5 x 4.8 max (11'5" x 15'8" max).

W/C

Dimensions: 1.7 x 1.3 max (3'3", 22'11" x 4'3" max).

FIRST FLOOR

Bedroom 1

Dimensions: 3.7 x 5.3 max (12'1" x 17'4" max).

En-Suite

Dimensions: 2.5 x 2.8 max (8'2" x 9'2" max).

Bedroom 2

Dimensions: 3.4 x 3.1 max (11'1" x 10'2" max).

Bedroom 3

Dimensions: 2.5 x 2.7 max (8'2" x 8'10" max).

Bedroom 4

Dimensions: 2.5 x 2.1 max (8'2" x 6'10" max).

Bathroom

Dimensions: 2.3 x 1.8 max (7'6" x 5'10" max).

Externally

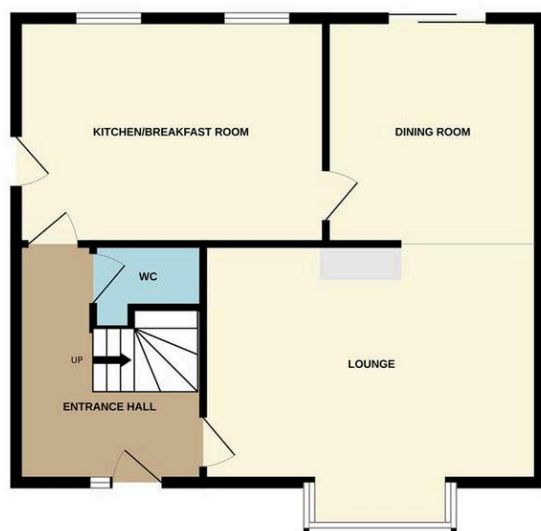
To the front of the property lies a well maintained front garden laid mainly to lawn with a paved path leading to the front door. To the rear of the property lies a double driveway and double garage. Also to the rear of the property you will find a private rear garden with paved seating area.

Details Prepared

AB050425



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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