



70 Hovingham Drive, Scarborough, YO12 5DT

Offers Over £380,000

- *Deceptively spacious four bedroom family home*
- *Well-appointed kitchen with adjoining utility room*
- *Attractive rear garden with patio seating areas*
- *Separate dining room and home office*
- *Ample off road parking plus carport and garage*
- *EV Charger and Underdrive heating*
- *Generous living room with excellent natural light*
- *Family bathroom plus en suite*
- *Well-maintained throughout*

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A well-presented and deceptively spacious four bedroom family home, offering versatile living accommodation including a generous living room, separate dining room, and a well-appointed kitchen with utility room. The property further benefits from a dedicated home office, ground floor WC, family bathroom and en suite with shower over the bath. Externally, there is an attractive rear garden with patio areas and useful outbuildings, making this an ideal home for modern family living in a sought-after residential location.



Council Tax Band: E



Spacious & Well-Presented Family Home with Generous Living Accommodation and Attractive Garden

Situated in a popular residential location, this well-maintained and deceptively spacious family home offers versatile living accommodation, a generous rear garden, and practical features ideal for modern family life.

Upon entering, you are welcomed by a central hallway providing access to the principal ground floor rooms. The property benefits from a bright and well-proportioned living room, offering an excellent space for relaxation and entertaining, with plenty of natural light enhancing the sense of space.

To the rear, the kitchen is thoughtfully arranged with ample worktop and storage space, complemented by an adjoining utility room, providing additional practicality and access to the outside. The separate dining room offers a pleasant setting for family meals and gatherings, with views over the garden.

A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all offering comfortable accommodation. The principal bedroom is particularly spacious, while the remaining bedrooms provide flexibility for family use, guests, or home working. At present one of the bedrooms is used as a useful office/study, ideal for those working from home.

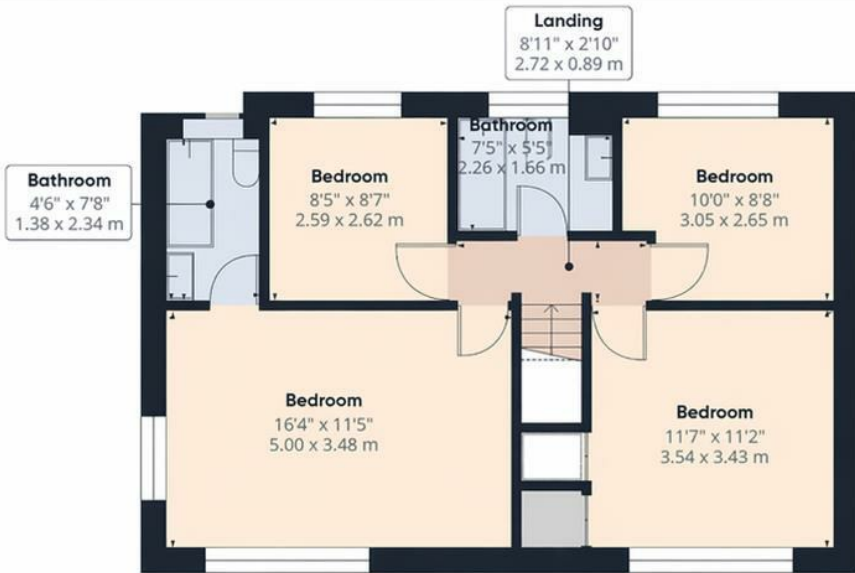
The property benefits from both a family bathroom and an en suite with over bath shower, enhancing convenience for busy households.

Externally, the rear garden is a real feature of the home, offering a combination of patio seating areas and planted borders, creating a pleasant outdoor space for relaxation and entertaining. There is also an eV charging pod and under drive heating.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1207 ft²
112 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

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