



Hovingham Drive, Scarborough

YO12 5XT

£345,000



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Hovingham Drive, Scarborough

## DESCRIPTION

Hunters Exclusive are pleased to present this beautifully presented three-bedroom detached home offering a perfect blend of modern open-plan living, stylish interiors, and cosy charm, making it an ideal choice for families and professionals alike. Situated in a desirable and well-connected location, this property boasts generous living spaces and contemporary features, ensuring both comfort and functionality.

Upon entering, you are welcomed into a spacious hallway, leading to the open-plan kitchen diner, a true heart of the home. Thoughtfully designed for both practicality and style, this space is perfect for cooking, dining, and entertaining. The modern kitchen is fitted with high-quality appliances, including a brand new fridge freezer and washing machine whilst the dishwasher is just one year old, offering added convenience and peace of mind. Flooded with natural light, the orangery features bi-fold doors that open out onto the beautifully landscaped patio garden, providing a fantastic indoor-outdoor living experience. The living room is a warm and inviting retreat, complete with a charming fireplace, ideal for cosy evenings. A downstairs WC adds extra convenience, perfect for guests and busy family life.

Upstairs, the spacious master bedroom offers a peaceful sanctuary, benefiting from a private ensuite shower room and ample wardrobe space. Two additional well-proportioned bedrooms provide versatility, whether as comfortable sleeping quarters, a home office, or a guest room. A modern family bathroom completes the upper level.

Externally, the property boasts a double garage and a private driveway, providing ample parking and storage space. With the potential for no onward chain, this exceptional home offers a fantastic opportunity for those looking to move with ease. Located in a sought-after area with excellent transport links, schools, and local amenities, this property is not one to miss!







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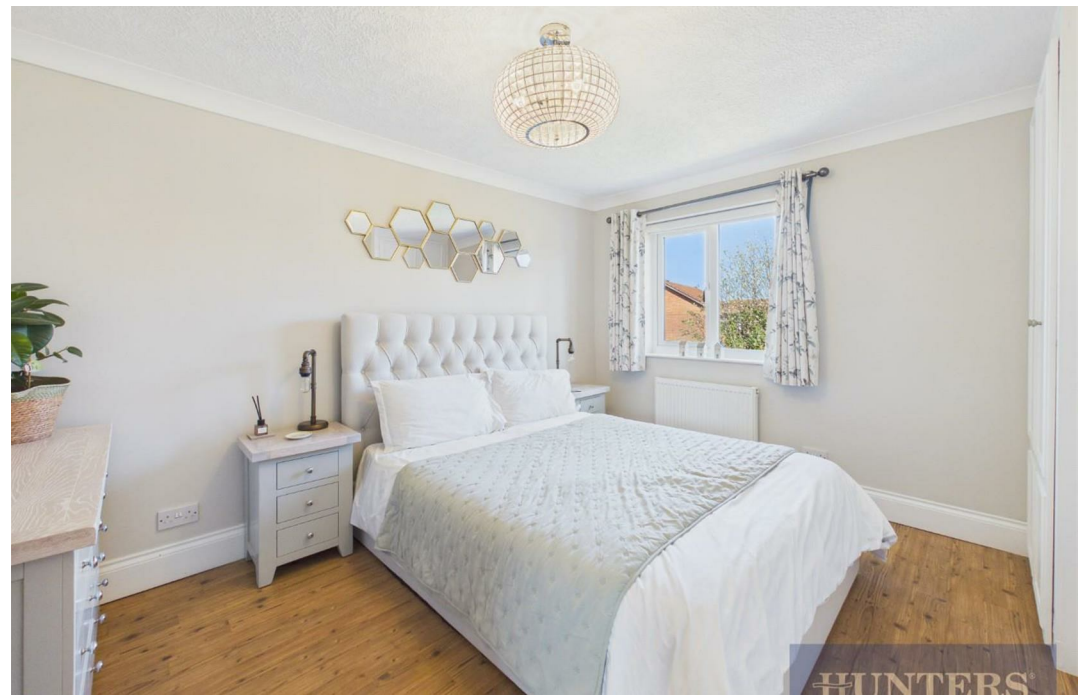
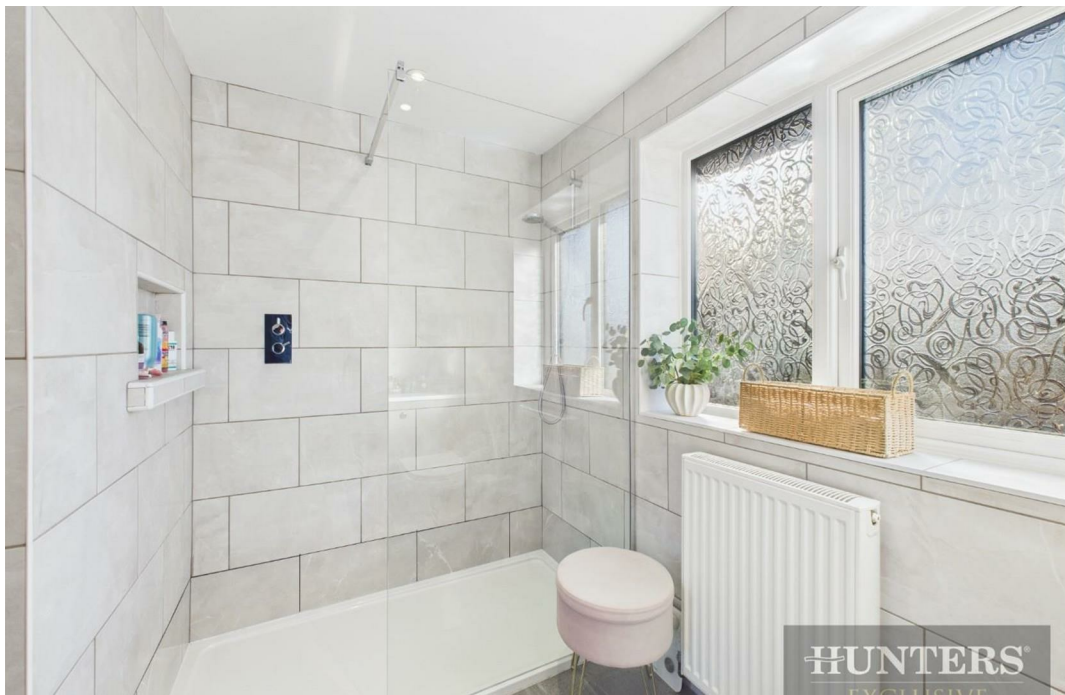
**Approximate total area<sup>(1)</sup>**  
1412.01 ft<sup>2</sup>  
131.18 m<sup>2</sup>

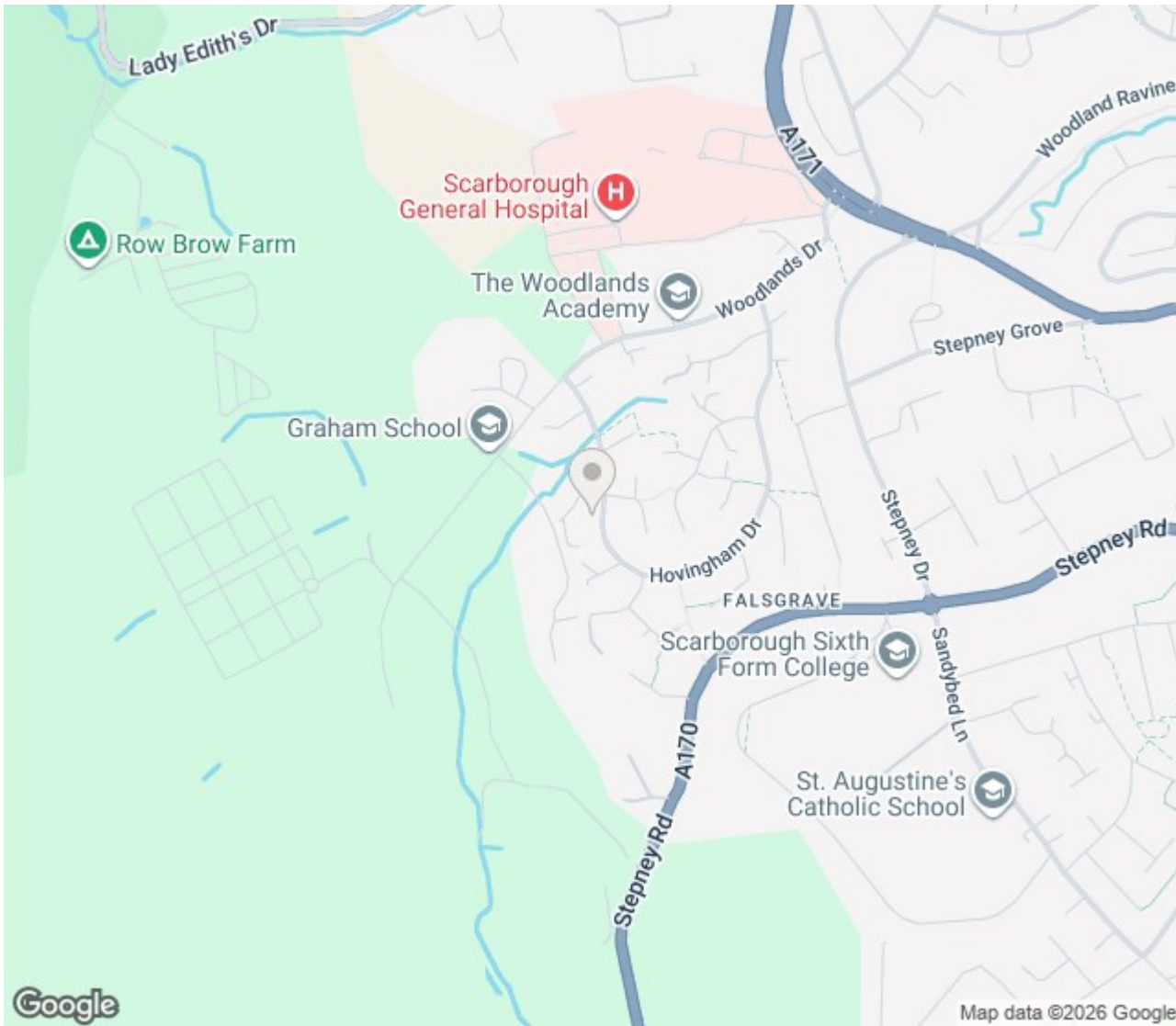
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## ENERGY PERFORMANCE CERTIFICATE

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

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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