



## An Impressive Three Bedroom Semi-Detached Corner House

The entrance hallway of The Hoveringham comprises of a downstairs WC, a winder staircase to the first floor and leads on to a light and spacious flexible open plan lounge/dining area. A stylish kitchen, with integrated appliances flows into the living and dining area, but can be tailored from open plan to separate rooms to suit your individual preference. Convenient storage is located under the staircase for those essential items

Sliding doors extend the living space onto a patio area and a well-proportioned rear garden. Additionally the property benefits from a dedicated external car port.

Upstairs, you'll find a master bedroom with space for fitted wardrobes and en-suite shower room, featuring contemporary full-height tiling. A family bathroom with full-height tiling, heated towel rail, contemporary sanitary ware serves a further double bedroom and a generous sized single bedroom. On the landing you'll also find further convenient storage. Gas central heating throughout is controlled by a modern "Hive" compatible smart thermostat.

### Key Points

- Bi-folding doors to the rear garden space and patio area
- Choice of a wide range of stylish kitchens with integrated appliances
- Dedicated Car Port
- Master bedroom with ensuite shower room.
- Additional double bedroom and a generous sized single bedroom/home office
- Gas central heating with Hive compatible smart thermostat
- Chrome electrical fittings throughout
- Fitted flooring and carpets throughout

# The Hoveringham

## 3 Bedroom Semi-Detached House

## Type K Dimensions

All maximum unless stated otherwise. All taken to face of plaster as shown on drawings.

GROUND  
FLOOR



### The Hoveringham

GROUND FLOOR

## Ground Floor

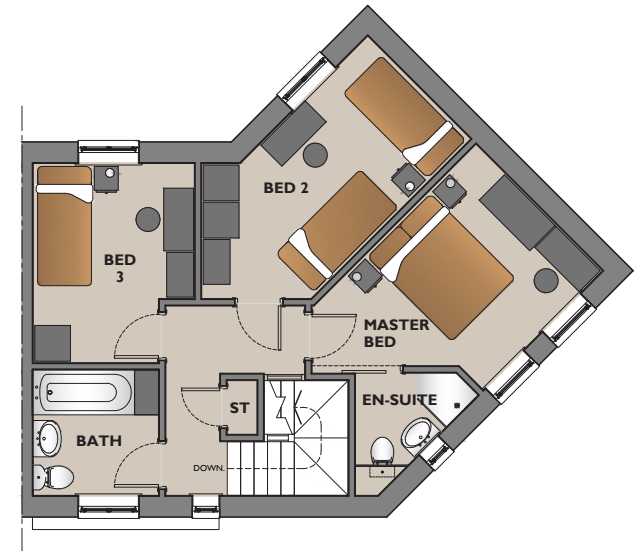
**Live & Live / Eat** – 5565mm x 5590mm.

**Eat** – 2600mm x 3475mm (assuming 'wall' between Eat and Live / Eat room).

**WC** – 1050mm x 1940mm.

**External Store** – 475mm x 860mm.

FIRST  
FLOOR



### The Hoveringham

FIRST FLOOR

## First Floor

**Master Bed** – 3000mm x 3850mm.

**En-suite** – 1540mm x 1700mm.

**Bed 2** – 2440mm x 3785mm.

**Store** – 485mm x 900mm.

**Bed 3** – 2700mm x 3340mm.

**Gross internal floor area** – 96m<sup>2</sup>.

**Bath** – 2100mm x 2100mm.

All images, photographs and dimensions are for illustrative purposes only and are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. The dimensions given are illustrative for this house type, individual properties may differ and dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.