



Persona Homes

by Home Group

KINGSWOOD COLLECTION

HULL

THE ASHBURN

2-bedroom home

A bright and easy-to-love two-bedroom home designed with first-time buyers in mind.

The open kitchen and dining space leads straight out to the garden, giving you a lovely spot for cooking, hosting and relaxing. Upstairs, two comfortable bedrooms and a modern bathroom offer room to grow. It's a home that's simple to settle into and effortless to make your own.



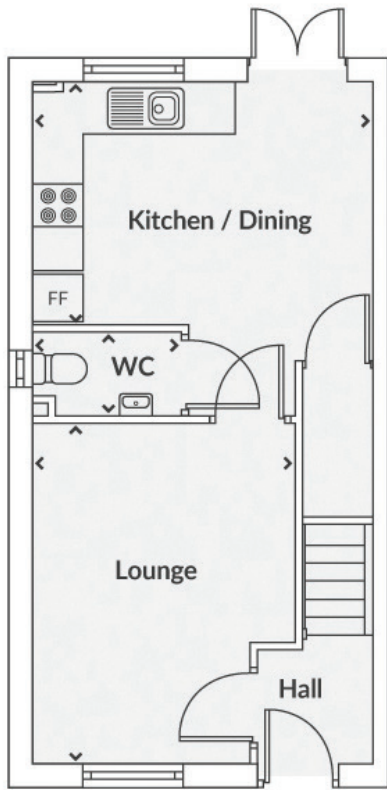
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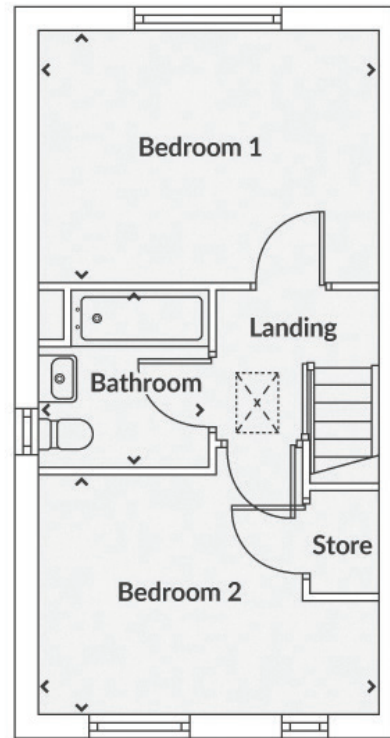
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Diversity Dr, Kingswood, Hull, HU7 3NJ



Ground floor

Kitchen/dining	4.15m x 4.20m
Lounge	4.22m x 3.25m
WC	1.02m x 1.84m



First floor

Bedroom 1	3.11m x 4.20m
Bedroom 2	2.95m x 4.20m
Bathroom	2.17m x 2.08m
Total area	71.04m²



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise. CGI's and images are for illustrative purposes only. Specifications are subject to change. Images are indicative only and may be of previous developments. *Journey times and distances taken from google.com/ maps and are correct before going to print. All times and distances listed are approximate and may vary depending on time of travel.



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THE PADBURY

2-bedroom home

This is a lovely starter home that's easy to settle into and simple to make your own.

You'll find a bright kitchen diner at the front and a relaxing living room at the back, opening straight onto the garden for easy indooroutdoor living. Upstairs, two comfortable bedrooms offer flexibility for guests, working from home or future plans. This simple, modern home fits naturally around everyday life.



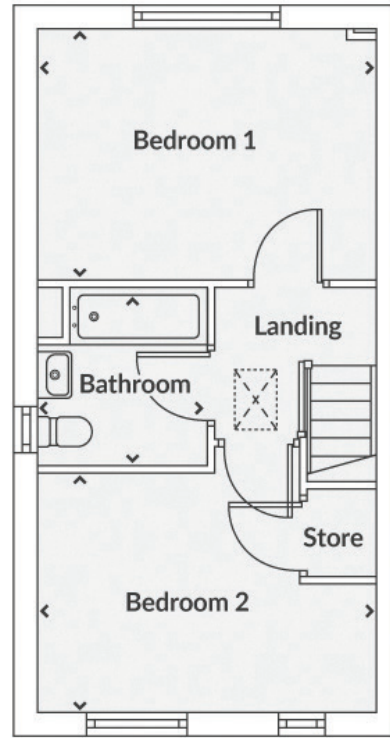
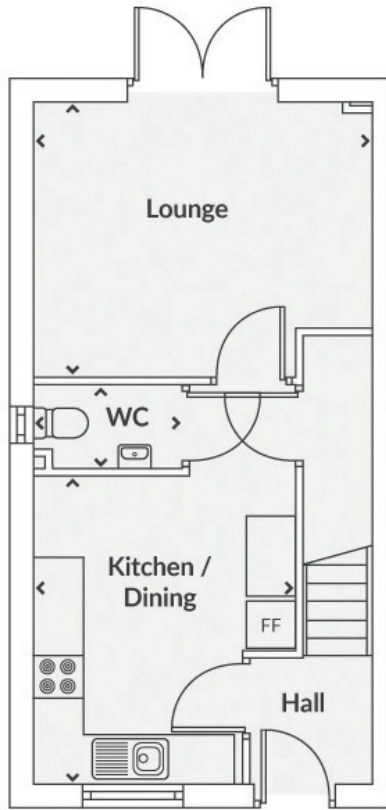
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Ground floor

Kitchen/dining	3.82m x 3.25m
Lounge	3.41m x 4.20m
WC	1.01m x 1.84m

First floor

Bedroom 1	3.11m x 4.20m
Bedroom 2	2.95m x 4.20m
Bathroom	2.17m x 2.08m
Total area	71.04m²



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THE HOLGATE

3-bedroom home

Designed for modern living and you in mind.

This home offers a cosy family kitchen and a spacious lounge that leads out to the garden. Three inviting bedrooms upstairs mean plenty of space for little ones, guests or working from home. With an ensuite, family bathroom and thoughtful storage throughout, it's a welcoming home that adapts as your needs grow.



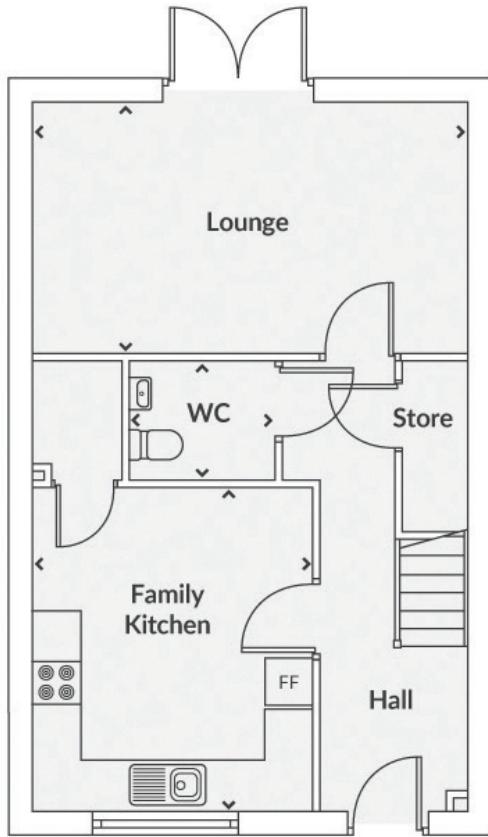
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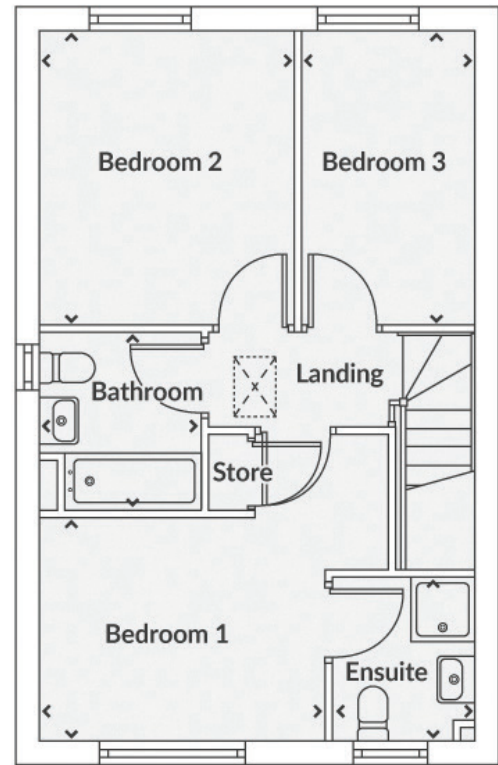
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Ground floor

Family kitchen	3.47m x 4.01m
Lounge	5.38m x 3.11m
WC	1.80m x 1.45m



First floor

Bedroom 1	3.54m x 3.79m
Ensuite	1.75m x 2.02m
Bedroom 2	3.16m x 3.63m
Bedroom 3	2.13m x 3.63m
Bathroom	1.99m x 2.18m
Total area	94.66m²





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THE PEPPER

3-bedroom home

With bright rooms and relaxing spaces, this home is designed for comfortable, everyday living.

The Pepper offers an open-plan kitchen diner at the front and a relaxing living room at the back, opening straight onto the garden. Upstairs, three bedrooms give you flexibility for guests, work or growing families, with the main bedroom benefiting from its own en-suite.



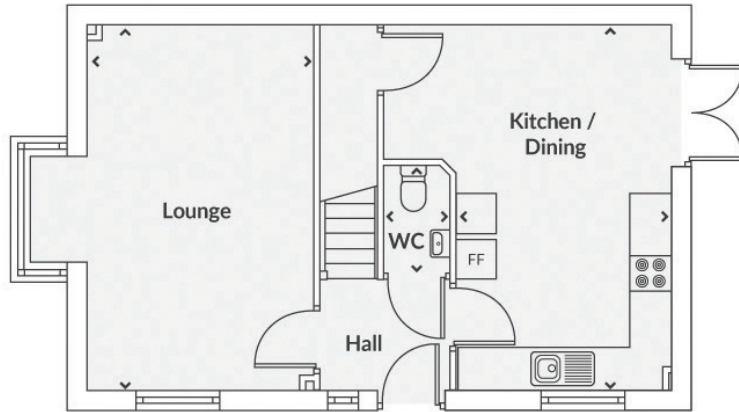
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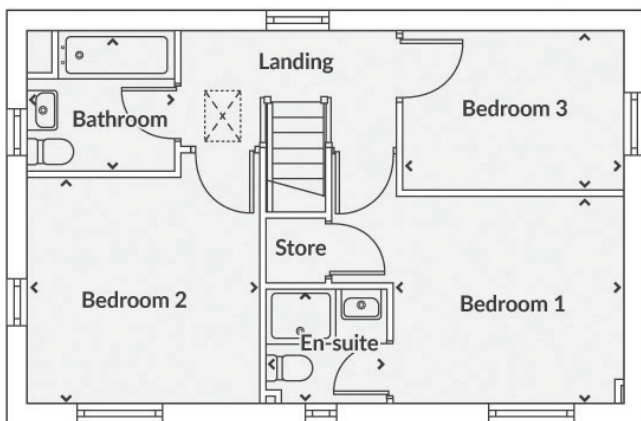
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Ground floor

Kitchen/diner	3.21m x 5.43m
Lounge	3.38m x 5.43m
WC	0.97m x 1.60m



First floor

Bedroom 1	2.14m x 2.05m
Ensuite	1.75m x 1.65m
Bedroom 2	3.38m x 3.28m
Bedroom 3	3.25m x 2.32m
Bathroom	2.14m x 2.05m
Total area	95.49m²



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THE SEACOURT

3-bedroom home

Designed for relaxed evenings and everyday living, this home gives you a calm, comfortable place to unwind.

The Seacourt gives you a bright lounge at the front and a sociable kitchen/dining space opening onto the garden. Upstairs, three bedrooms offer flexibility. With thoughtful storage, it's a home that keeps things simple, comfortable and easy to settle into.



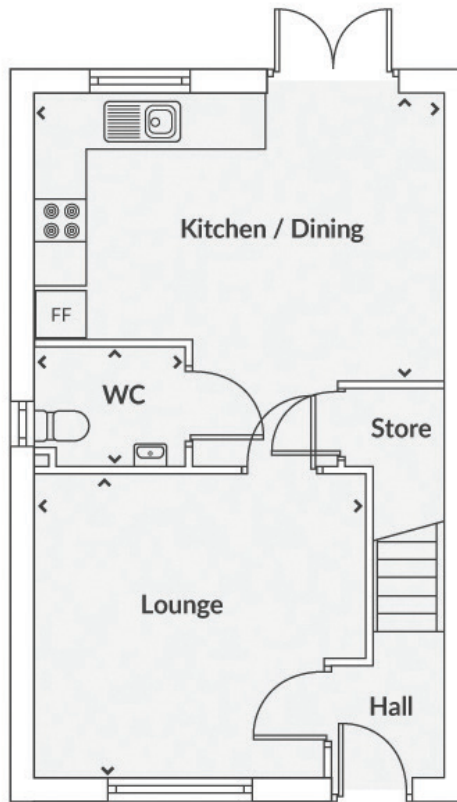
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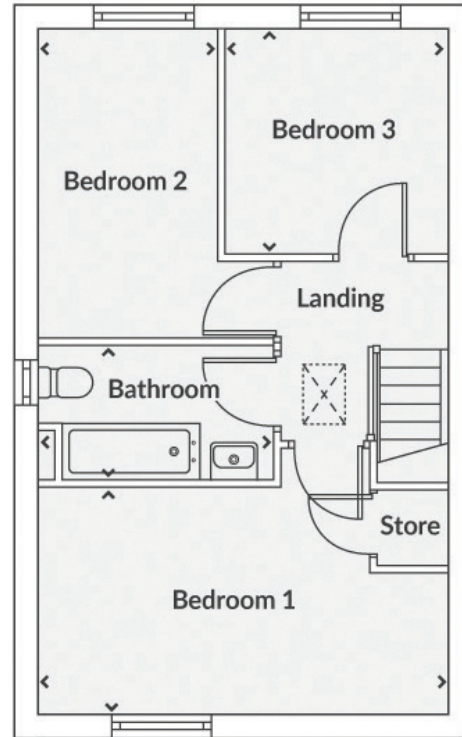
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Ground floor

Kitchen/dining	5.04m x 3.52m
Lounge	4.10m x 3.76m
WC	1.84m x 1.46m



First floor

Bedroom 1	5.04m x 2.77m
Bedroom 2	2.20m x 3.81m
Bedroom 3	2.75m x 2.77m
Bathroom	2.88m x 1.66m
Total area	85.32m²





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THE SELSET

3-bedroom, 3-storey home

A family home that gives you your own special retreat

This home gives you a bright kitchen diner at the front and a relaxing living room that opens onto the garden - perfect for easy, everyday living. Two flexible bedrooms and a family bathroom offer space for little ones, guests or a home office. The top floor is a peaceful main bedroom retreat with its own ensuite, giving you room to grow with confidence.



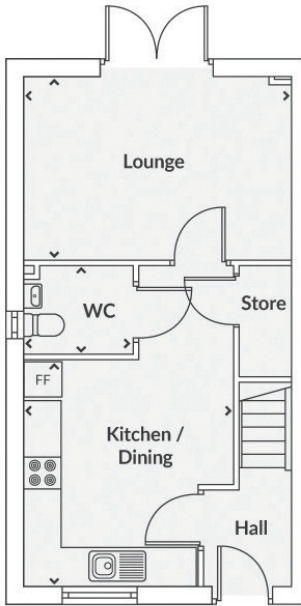
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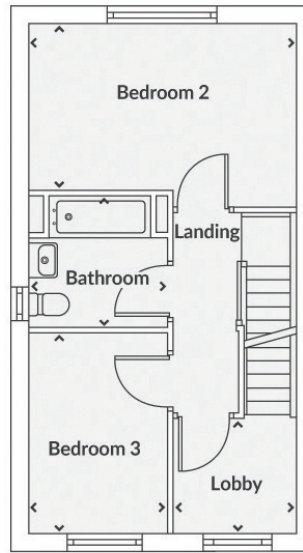
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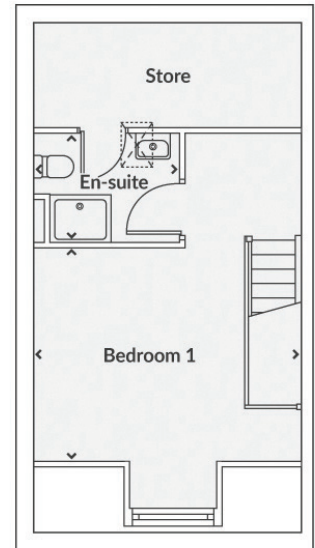
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Ground floor



First floor



Second floor

Ground floor

Kitchen/dining	3.48m x 3.75m
Lounge	4.42m x 3.04m
WC	1.80m x 1.45m

First floor

Bedroom 2	4.42m x 2.75m
Bedroom 3	2.31m x 3.33m
Bathroom	2.29m x 2.15m

Second floor

Bedroom 1	4.42m x 3.55m
Ensuite	2.41m x 1.82m
Lobby	2.02m x 1.90m
Total area	101.08m²



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THE LONGFORD

4-bedroom home

A family home that brings the family together.

The Longford's bright kitchen and dining space features a sociable breakfast bar and French doors to the garden, creating a natural hub for family life. A separate lounge at the front offers a quiet place to relax, while upstairs four flexible bedrooms adapt to your needs. This home is designed for comfort, flow and everyday ease.



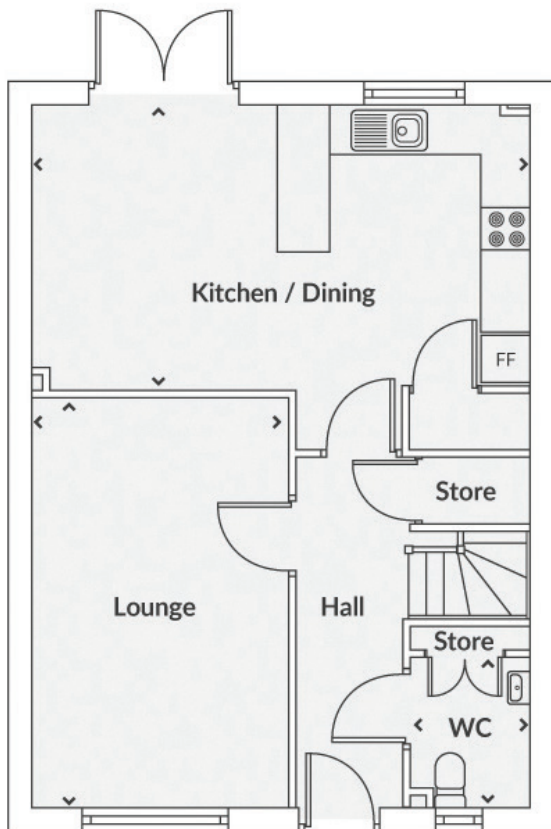
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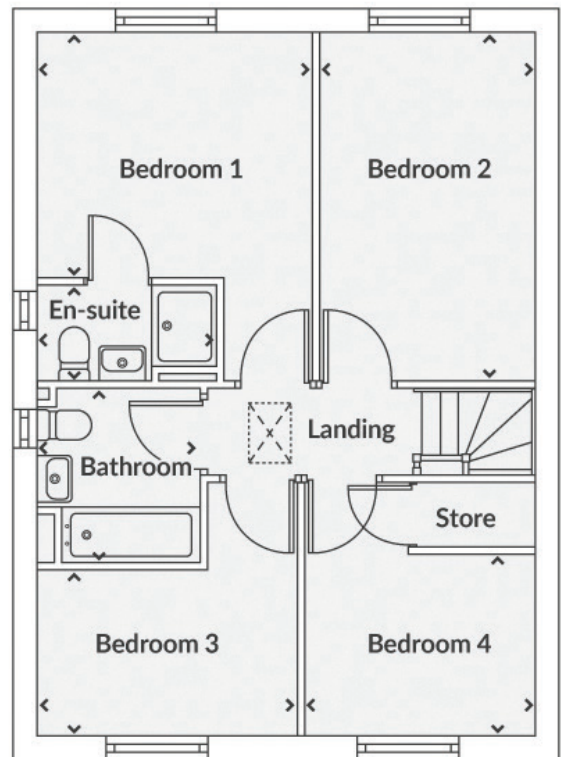
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Ground floor

Kitchen/dining	3.48m x 6.17m
Lounge	5.06m x 3.15m
WC	1.83m x 1.45m



First floor

Bedroom 1	3.03m x 3.40m
Ensuite	1.19m x 2.21m
Bedroom 2	4.31m x 2.68m
Bedroom 3	2.01m x 3.22mm
Bedroom 4	2.23m x 2.86m
Bathroom	2.14m x 2.00m
Total area	107.13m²





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THE PRENTON

4-bedroom home

This modern home balances comfort, practicality and every day easy.

The Prenton offers an open-plan kitchen diner at the front and a full-width lounge at the back, opening onto the garden for relaxed indoor-outdoor living. Upstairs, four flexible bedrooms give you space for family life, guests or a home office, with the main bedroom enjoying its own en-suite.



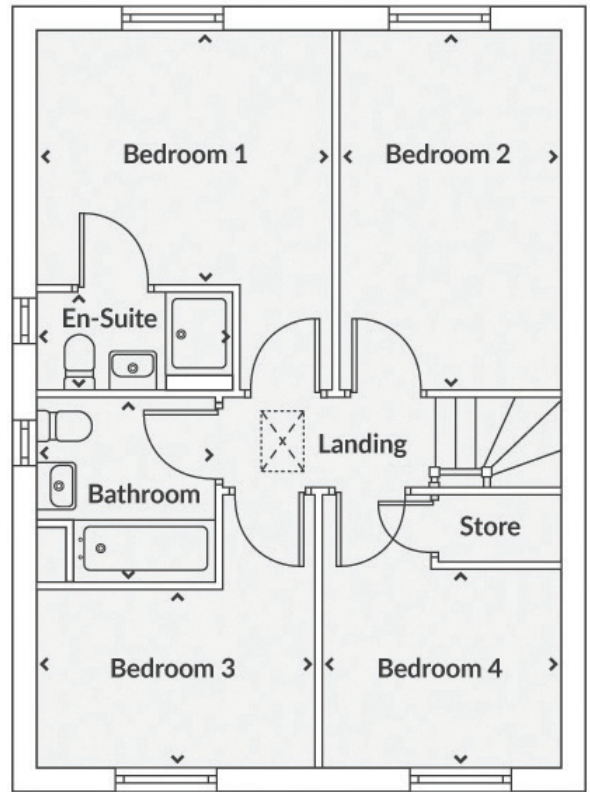
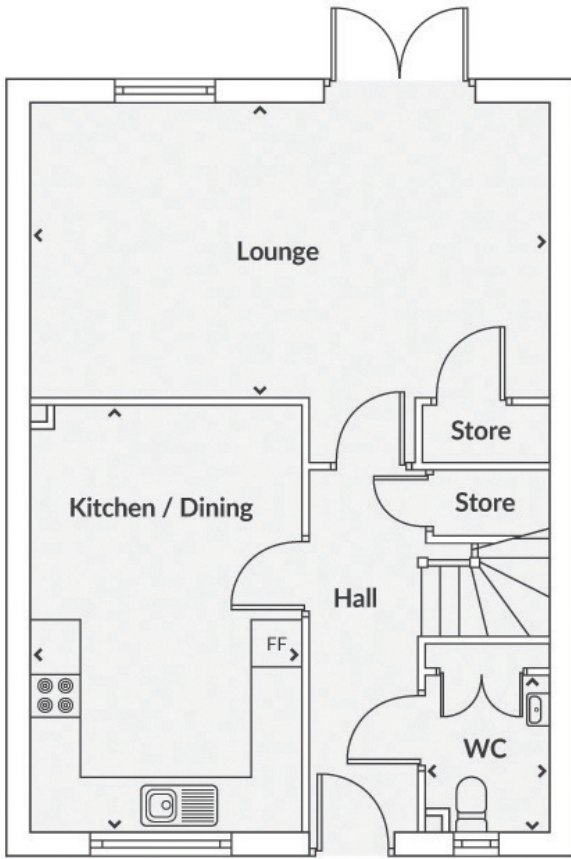
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Ground floor

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Lounge	5.06m x 3.15m
WC	1.83m x 1.45m

First floor

Bedroom 1	3.03m x 3.40m
Ensuite	1.19m x 2.21m
Bedroom 2	4.31m x 2.68m
Bedroom 3	2.01m x 3.22mm
Bedroom 4	2.23m x 2.86m
Bathroom	2.14m x 2.00m
Total area	107.13m²



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