



## 28 HILARY BEVINS CLOSE, HIGHAM-ON-THE-HILL, CV13 6AQ

**ASKING PRICE £400,000**

Impressive 2016 David Wilson built Ashtree design detached family home. Sought after and convenient development within walking distance of the village centre including a shop, primary school, a well equipped park and within easy reach of Stoke Golding, Hinckley, Nuneaton and major road links including A5 & M69 motorway. Immaculate contemporary style interior, NHBC guaranteed and energy efficient. With a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, burglar alarm system, wired in smoke alarms, attractive wooden panelling, feature fireplace, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, through lounge dining room and fitted dining kitchen. 4 good bedrooms (main with ensuite shower room) and family bathroom. Double width driveway to detached garage. Well kept front and sunny landscaped rear garden. Viewing highly recommended carpet, blinds and light fittings included.



## TENURE

Freehold

Council tax band E

## ACCOMMODATION

Open canopy porch with attractive panelled front door to

## ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, tiled flooring, thermostat for the central heating system downstairs, double panelled radiator. Door to a useful storage cupboard with key pad for burglar alarm system. Attractive white panelled interior door to

## SEPARATE WC

5'7" x 5'6" (1.70m x 1.68m)

With low level WC, pedestal wash hand basin, double panelled radiator, tiled flooring.



## DINING ROOM TO FRONT

15'0" x 9'2" (4.57m x 2.79m)

With laminate wood strip flooring, double panelled radiator.



## LOUNGE

22'10" x 11'3" (6.96m x 3.43m)

With dual aspect, UPVC SUDG French doors to rear garden. A feature fireplace with slate hearth and wooden plinth above. Laminate wood strip flooring, double panelled radiator.



### **DINING KITCHEN TO REAR**

17'0" x 12'3" (5.18m x 3.73m)

With a fashionable range of floor standing kitchen units in white with roll edge working surfaces above. Six ring gas hob with stainless steel extractor above and drawers beneath. Inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Integrated washer dryer, fridge freezer, dishwasher and oven with grill. Further range of wall mounted cupboard units, one housing the Ideal gas condensing boiler for central heating. UPVC SUDG French doors to the rear garden. Double panelled radiator, tiled splashbacks.



### **FIRST FLOOR LANDING**

With double panelled radiator. Door to the airing cupboard housing the cylinder for hot water. Attractive white panelled interior door to

### **BEDROOM ONE TO FRONT**

13'8" x 12'6" (4.17m x 3.81m)

With three mirror fronted fitted wardrobes, double panelled radiator, TV aerial point, thermostat for upstairs heating, loft access. Door to



### **EN SUITE SHOWER ROOM**

7'5" x 4'7" ( 2.26m x 1.40m)

With large enclosed shower cubical with glazed shower door, mixer shower and tiled surrounds. Low level WC, pedestal wash hand basin, heated towel rail, laminate wood strip flooring, wall mounted cupboard, extractor fan.



### **BEDROOM TWO TO FRONT**

12'2" x 11'6" ( 3.71m x 3.51m)

With double panelled radiator.



### **BEDROOM THREE TO FRONT**

14'10" x 12'2" (4.52m x 3.71m)

With door to large built in storage cupboard, double panelled radiator.



### **BEDROOM FOUR TO REAR**

8'11" x 8'3" (2.72m x 2.51m)

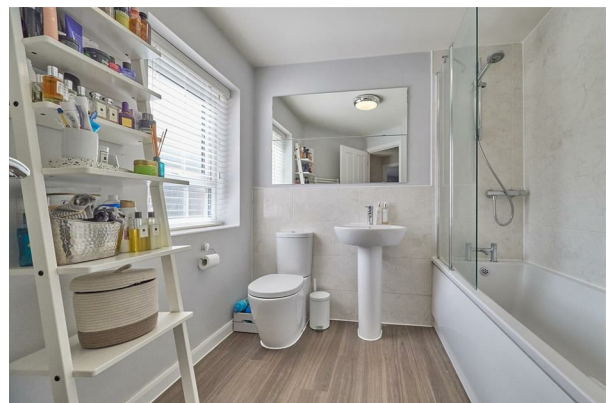
With double panelled radiator, laminate wood strip flooring.



### **FAMILY BATHROOM TO REAR**

8'6" x 7'5" (2.59m x 2.26m)

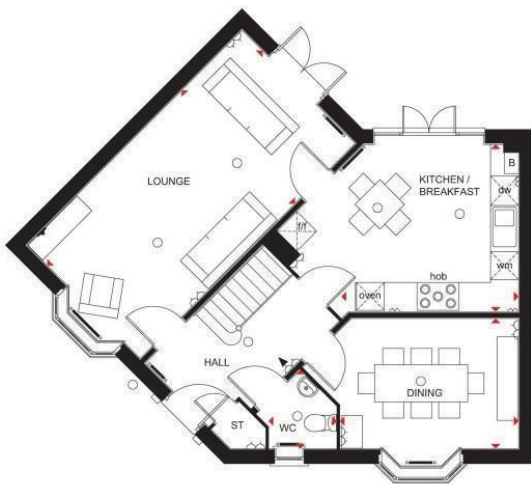
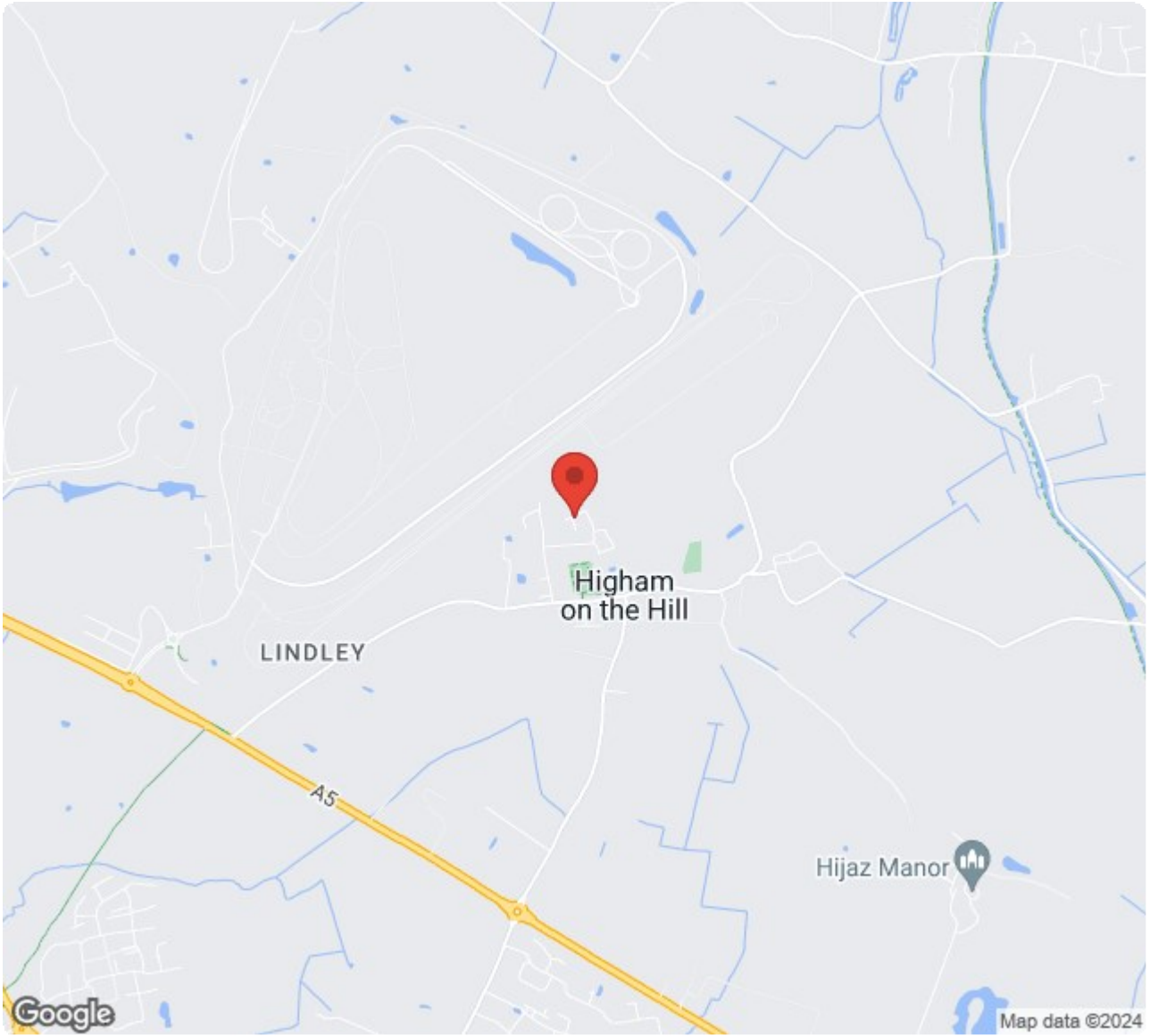
With white suite consisting panelled bath with mixer shower above and tiled surrounds. Low level WC, pedestal wash hand basin, laminate wood strip flooring, heated towel rail, extractor fan.



### **OUTSIDE**

The property is nicely situated on a advantageous corner plot with a double width tarmac driveway to front leading to a detached brick built garage. With up and over door to front, rear pedestrian door, light and power . The front garden is landscaped with slate chippings and low level hedging. A timber gate to side offers access to the good sized fenced and enclosed rear garden. Adjacent to the rear of the property is a large stoned patio with raised railway sleeper retainers. The remainder of the garden is lawned with surrounding well stocked beds and a slabbed bin store area to side. Outside light and tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		84	
(69-80) <b>C</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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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