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Please contact our Atherstone Office on 01827 215 100
 if you wish to arrange a viewing appointment for this property or require further information.

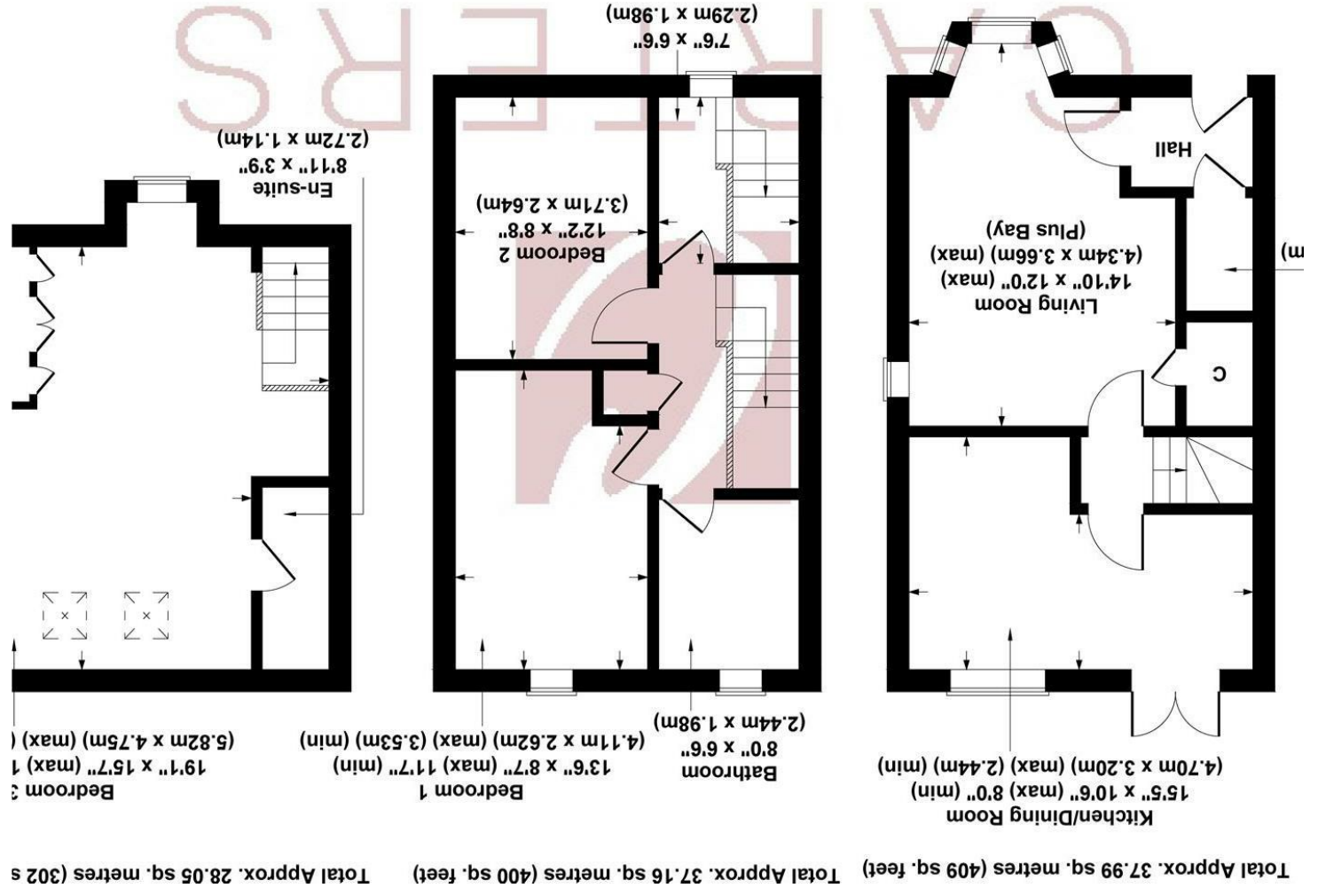
Not to Scale. Produced by The Plan Portal 2024

England & Wales	
EU Directive 2002/91/EC	Current Rating
(A+)	Very energy efficient - lower running costs
(A)	
(B)	
(C)	
(D)	
(E)	
(F)	
(G)	Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



43 Hilary Bevins Close
 Nuneaton, CV13 6AQ

£300,000



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Nuneaton, CV13 6AQ

Nestled on the border of picturesque Leicestershire and Warwickshire countryside, this contemporary three-story, three-bedroom home awaits its new owners. Whether you're seeking your first home or a cozy family retreat, this residence offers both comfort and convenience within the charming Village of Higham on the Hill.

As you step inside, you're greeted by an inviting hallway leading to a convenient WC/guest cloak, setting the tone for practical living. Transitioning seamlessly from the entrance is the welcoming living room, distinguished by a feature bay window that bathes the space in natural light. Continuing the flow, the modern kitchen dining room beckons, boasting sleek units and integrated appliances, including an oven, hob, extractor, dishwasher, fridge, and washing machine. With ample room for dining, French doors provide effortless access to the garden, offering an idyllic spot for al fresco gatherings during warmer months.

Venturing upstairs, a small landing area presents an ideal study nook, maximising every inch of space. The first floor hosts two double bedrooms, thoughtfully positioned to enjoy differing vistas—one to the front and the other to the rear elevation. Sharing a modern white three-piece suite complete with an



electric shower, these bedrooms cater to both convenience and comfort.

Ascending to the second floor reveals the pièce de résistance—a splendid principal bedroom suite. Here, a dressing area adorned with modern fitted wardrobes adds a touch of luxury, while an en-suite shower room, featuring a white two-piece suite and a shower unit, ensures privacy and functionality.

