



58 Hilary Bevins Close

, Higham-On-The-Hill, CV13 6AQ

Offers In The Region Of £450,000

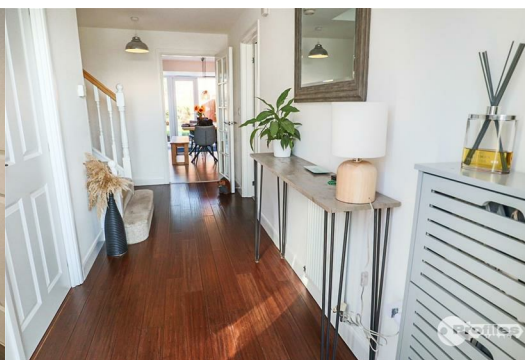
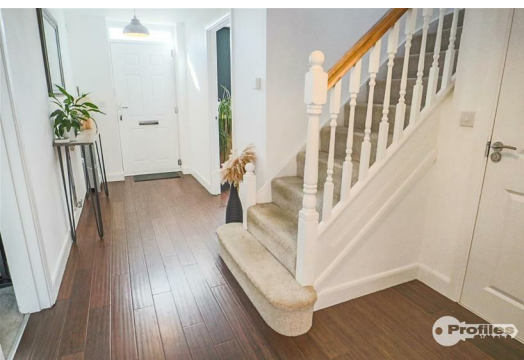


A modern, immaculately presented, show standard, 4 bedroom, 2 bathroom, family detached house, forming part of a modern bespoke formal development of quality properties. The property was constructed by the reputable David Wilson Homes in the Holden ' design. Built in 2015, with the then benefit of the usual NHBC guarantee or similar 'New Build' warranty period.

The property has the additional benefits of gas fired central heating (condensing regular boiler), PVCu double glazed, attractive lounge, study, guest cloakroom, utility room, modern luxury fitted breakfast kitchen/dining room, modern bathroom with full suite and separate shower, bedroom 1 with ensuite shower, landscaped rear garden, side garden, double width driveway, detached garage, PVCu fascia and soffit boards, water meter etc.

Ideally located within in a picturesque village location close to village school and accessible for commuting to all major road links, such as the A5, M69, M6 and M1.

MUST BE VIEWED.



Reception hall. 16'10" (max) x 7'8" (max). (5.15 (max) x 2.36 (max).)

Attractive bamboo floor, staircase with spindled balustrade, composite double glazed door and radiator.

Study (front). 9'5" x 7'6". (2.89 x 2.30.)

Attractive bamboo floor, radiator and PVCu double glazed window.

Guest cloakroom (side). 5'1" x 4'9". (1.56 x 1.46.)

Suite in white, wash hand basin, low flush wc, ceramic tiled floor, radiator and understairs cupboard.

Attractive lounge (front). 19'3" (into bay) x 12'0". (5.89 (into bay) x 3.68.)

Feature bioethanol fueled burner with a raised hearth, attractive wall paneling, walkin PVCu double glazed bay window and radiator.

Spacious luxury fitted breakfast kitchen/dining 21'0" (max) x 15'6" (max). (6.42 (max) x 4.74 (max).)

Composite sink, range of attractive base and wall units (6 base, pan drawers and 6 wall) with under lighting, associated work surfaces, dishwasher, fridge, freezer, split level (6 burner) gas hob, electric (fan assisted) oven with upper oven, extractor hood (ducted), twin PVCu double glazed french doors, adjacent PVCu double glazed windows, ceramic tiled floor and radiators.

Utility room (rear). 8'3" x 5'1". (2.52 x 1.56.)

Stainless steel sink unit, range of base (3 base) finished in high gloss white, associated work surfaces, ceramic tiled floor, obscure double glazed composite door, plumbing for a washing machine and a wall mounted (fan assisted) gas fired Ideal Logic Heat 18 condensing regular boiler.

First floor landing. 12'10" (max) x 10'10" (max). (3.92 (max) x 3.32 (max).)

Roof void access hatch leading to a partially boarded roof void, via a retractable aluminium ladder, radiator, PVCu double glazed side window and airing cupboard (encased cylinder).

Bedroom 1 (front). 12'11" (max) x 12'1". (3.94 (max) x 3.70.)

PVCu double glazed window, radiator and fitted triple built in twin wardrobes

En suite shower (side). 7'1" x 4'8". (2.18 x 1.44.)

Suite in white, fitted infinity shower cubicle with a mixer shower and rainfall shower head, wash hand basin, low flush wc, ladder style radiator, extractor fan and obscure PVCu double glazed window.

Bedrrom 2 (rear). 14'6" x 12'6". (4.43 x 3.82.)

Twin PVCu double glazed windows and radiator.

Bedroom 3 (front). 13'6" (max) x 9'7" (max). (4.13 (max) x 2.94 (max).)

Twin PVCu double glazed windows and radiators.

Bedroom 4 (rear). 10'4" (max) x 9'5" (max). (3.16 (max) x 2.88 (max).)

PVCu double glazed window and radiator.

Modern bathroom (rear). 8'9" x 7'7". (2.69 x 2.32.)

Full suite in white, panel bath, wash hand basin, low flush wc, fitted separate shower cubicle with a mixer shower and side screen, obscure PVCu double glazed window, radiator, extractor hood and laminate floor.

Outside.

Front garden with dwarf hedging, paved path. outside light point and double width driveway.

Paved side garden.

Landscaped rear garden with porcelain paved patio, raised lawn, water taps, external power points and side gated access.

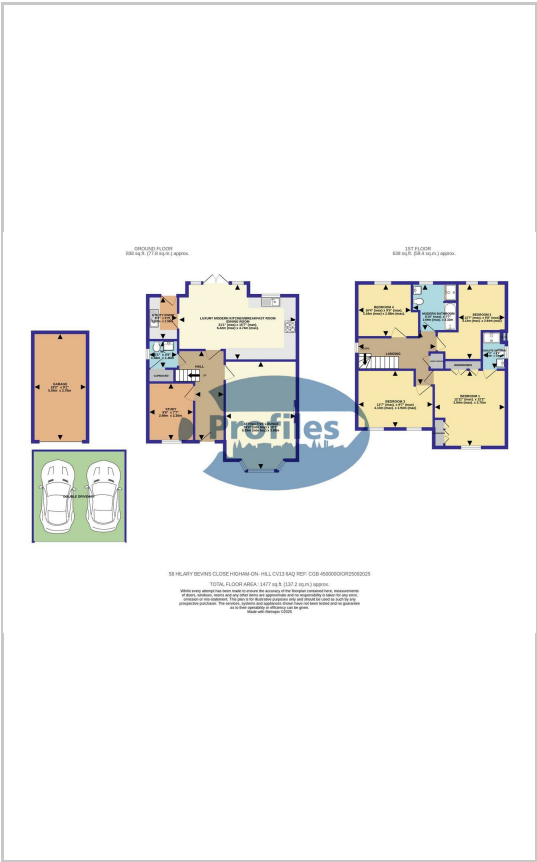
Detached garage. 18'2" x 9'0". (5.54 x 2.76.)

Up and over door, light and power points and storage to the roof void area.

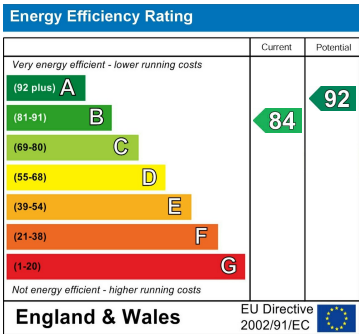
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.