



3 Bedroom House - Semi-Detached
located on Hilary Bevins Close,
Nuneaton
Offers Over £325,000

UP Estates



****STUNNING EXTENDED OPEN-PLAN KITCHEN, LIVING & DINING AREA – THREE BEDROOMS – SEPARATE VERSATILE HOME OFFICE – CONTEMPORARY FAMILY BATHROOM – UTILITY ROOM & GROUND FLOOR WC – BEAUTIFULLY LANDSCAPED REAR GARDEN – ATTRACTIVE VILLAGE LOCATION – SOUTH FACING REAR GARDEN - DRIVEWAY PARKING & GARAGE/STORAGE****

Up Estates are delighted to present this beautifully presented and thoughtfully extended three-bedroom family home, situated in the desirable village of Higham-on-the-Hill, on the outskirts of Nuneaton. Offering an impressive combination of contemporary styling, versatile accommodation and exceptional open-plan living, this attractive property has been finished to a high standard throughout, creating a wonderful home perfectly suited to modern family life.

The undoubted centrepiece of the home is the spectacular extended kitchen, living and dining space to the rear. Generously proportioned and flooded with natural light courtesy of multiple roof windows, this outstanding room provides a fantastic setting for everyday family living, entertaining guests and enjoying the connection between the house and garden.

The stylish kitchen features an excellent range of modern fitted units, contrasting cabinetry, sleek work surfaces and a substantial central island with breakfast bar seating. With plenty of space for generous seating and dining areas, this ensures practicality without compromising on style. French doors provide direct access onto the rear patio, making this a fantastic space for entertaining during the warmer months.

Elsewhere on the ground floor, the property benefits from a separate, versatile home office, providing an ideal environment for those working remotely, running a business or requiring a dedicated study space. A useful utility room and convenient downstairs WC further enhance the practicality of the home.

Offers Over £325,000

- BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM FAMILY HOME
- SPECTACULAR OPEN-PLAN KITCHEN/ LIVING AND DINING SPACE
- MODERN AND STYLISH FITTED KITCHEN WITH A SUBSTANTIAL KITCHEN ISLAND
- SEPARATE AND VERSATILE HOME OFFICE, PLAYROOM OR SNUG
- CONVENIENT UTILITY ROOM AND GROUND FLOOR WC
- THREE WELL PROPORTIONED BEDROOMS WITH BUILT IN WARDROBES
- STUNNING LANDSCAPED REAR GARDEN WITH PATIO ENTERTAINING AREAS
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING WITH ACCESS TO THE GARAGE SPACE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION OF HIGHAM ON THE HILL
- EXCELLENT ROAD LINKS TO NUNEATON, HINCKLEY AND SURROUNDING AREAS



To the first floor are three well-presented bedrooms, including a generous principal bedroom featuring an attractive blue feature wall and fitted wardrobe space. The second bedroom offers further comfortable accommodation, while the third provides flexibility as a child's bedroom, nursery or additional study. Completing the first-floor accommodation is a beautifully appointed contemporary family bathroom, finished with stylish white tiling, contrasting green walls, black fittings and a modern walk-in shower.

Externally, the property continues to impress with its attractive and well-maintained rear garden. A generous paved patio provides the perfect location for outdoor dining and entertaining, complemented by an impressive timber pergola, established planted borders, mature greenery and a neatly maintained lawn. This wonderful outside space offers an excellent balance of relaxation, privacy and practicality. To the front, a private driveway provides off-road parking for multiple vehicles, while the property also retains a garage/storage area. The property is further enhanced by an EV Charge Point for those with Electric/ Hybrid Vehicles.



Situated within the sought-after village of Higham-on-the-Hill, the property enjoys an appealing setting whilst remaining conveniently placed for Nuneaton, Hinckley and surrounding transport connections. A superb opportunity to acquire a stylish, extended and exceptionally versatile family home, with an outstanding open-plan living space and beautiful garden. Early viewing is highly recommended to fully appreciate everything this property has to offer.



IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

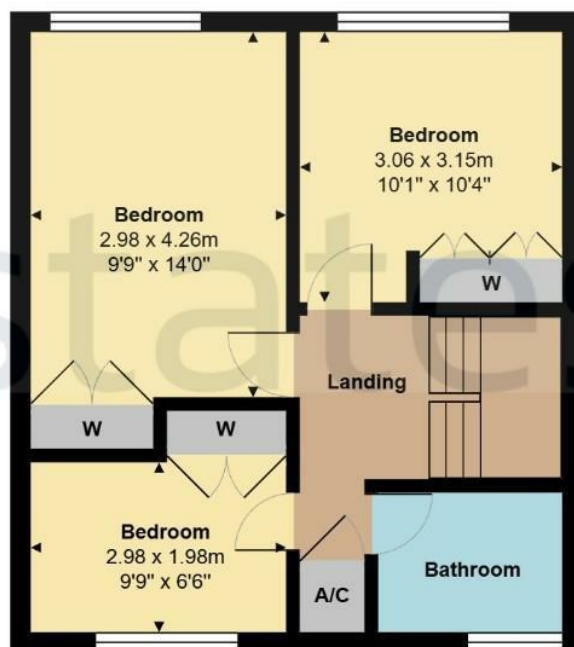
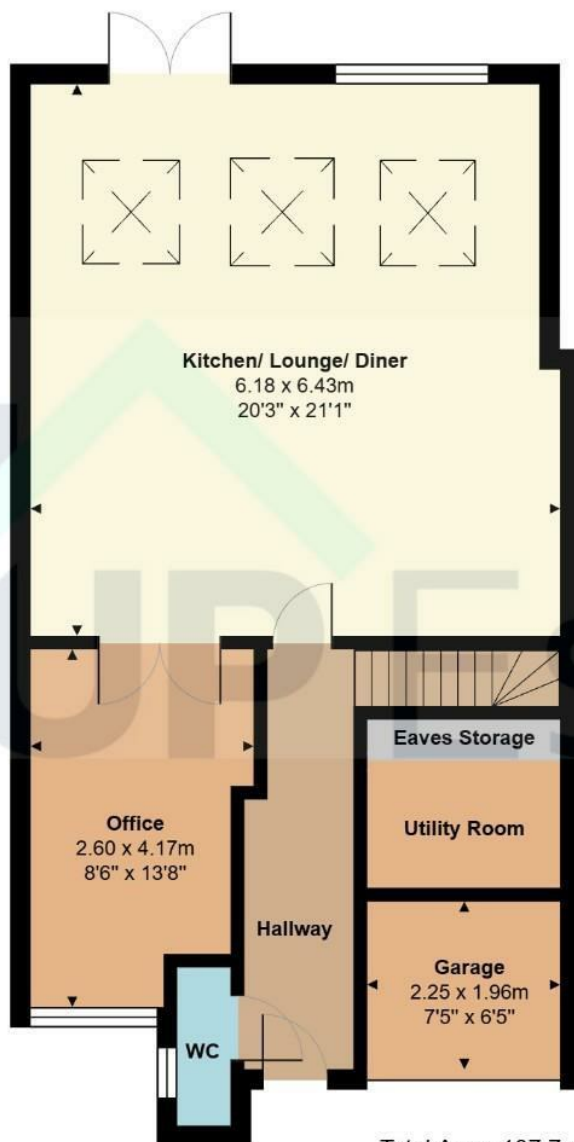
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hilary Bevins Close, Higham-On-The-Hill, Nuneaton





Total Area: 107.7 m² ... 1159 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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