



## Hilary Bevins Close, Nuneaton, CV13 6AQ

£435,000

Substantial four bedroom bay fronted detached family home positioned on an extensive plot with high degrees of privacy and providing a bright, spacious and tastefully decorated interior throughout. The ground floor has a wide entrance hall with access to all rooms which includes a separate study/dining room, great sized living room, kitchen dining room with access to the rear gardens, utility room and cloakroom wc. The first floor has four well proportioned bedrooms accessed via a galleried landing and there is a family bathroom and en suite to the main bedroom. Outside there are extensive rear gardens and a tandem garage with driveway parking to the the front of the property

The property forms part of a quiet cul-de-sac located in the rural village of Higham-On-The-Hill located close to the A5 offering excellent links to Nuneaton, Hinckley, Atherstone, Tamworth & beyond.



# 25 Hilary Bevins Close, Higham-On-The-Hill, Nuneaton, CV13 6AQ

## ENTRANCE HALL

Stairs to first floor, access to all ground floor rooms

Tandem sized garage which has been prepared for converting

## LIVING ROOM

Double glazed windows, carpet flooring

## SITTING ROOM

Double glazed bay window, carpet flooring

## KITCHEN DINING ROOM

Double glazed doors and window to rear gardens, matching wall and base units, integrated appliances, dining area

## UTILITY

Washing and drying facilities, floor and wall units

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

## FIRST FLOOR LANDING

Galleried landing with access to all rooms

## MAIN BEDROOM

Double glazed windows, carpet flooring

## EN SUITE

## BEDROOM

Double glazed windows, carpet flooring

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## FAMILY BATHROOM

Matching bathroom suite with tiled surrounds

## GARDENS

Extensive rear gardens laid to lawn and fully enclosed by fencing

## GARAGE





