



Hilary Bevins Close, Nuneaton, CV13 6AQ

£450,000

A Substantial four bedroom detached family home with a double garage which is positioned on an extensive plot with large rear gardens providing high degrees of privacy.

This beautifully presented executive-style house provides a bright, spacious and flexible layout perfect for family living. There is a superb open plan living kitchen with French doors opening onto the garden, an elegant sitting room, dining room and home office. On the first floor there is a comfortable master bedroom suite with dressing area and en-suite, a guest bedroom with en-suite, two further double bedrooms and a family bathroom. Outside, there is a double garage with plenty of parking space on the drive and a cleverly landscaped garden with some lovely areas for outside dining and entertaining.

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.



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

ENTRANCE HALL

Large entrance hall, tiled flooring, storage, doors to all rooms

CLOAKROOM WC

Low level wc. wash hand basin, tiled surrounds

DINING ROOM 11'9" x 8'2" (3.6 x 2.5)

Double glazed window to front, carpet flooring

LIVING ROOM 17'8" x 11'9" (5.4 x 3.6)

Double glazed doors to rear gardens, feature fireplace, carpet flooring

STUDY 6'10" x 9'6" (2.1 x 2.9)

Double glazed window to front aspect, carpet flooring

KITCHEN DINING ROOM 21'3" x 14'1" (6.5 x 4.3)

Large kitchen dining room with integrated appliances, tiled flooring, dining area, double glazed doors and windows to rear gardens, ceiling spot lighting

UTILITY ROOM

Door to side gardens, floor and wall units, washing and drying area

FIRST FLOOR LANDING

Galleried landing, loft access, carpet flooring

BEDROOM 13'5" x 11'9" (4.1 x 3.6)

Double glazed window, carpet flooring, dressing area with fitted wardrobes

EN SUITE BATHROOM

En suite bathroom with matching suite and tiled surrounds

BEDROOM 11'9" x 10'5" (3.6 x 3.2)

Double glazed window, carpet flooring

EN SUITE

Matching en suite shower room with tiled surrounds

BEDROOM 11'9" x 9'6" (3.6 x 2.9)

Double glazed window, carpet flooring

BEDROOM 11'9" x 10'5" (3.6 x 3.2)

Double glazed window, carpet flooring

MAIN BATHROOM

Matching white bathroom suite with tiled surrounds

REAR GARDENS

Extensive rear gardens with high degrees of privacy laid mainly to lawn, fully enclosed with gated side access to double garage

DOUBLE GARAGE

Detached double garage with power and light, twin up and over doors





