



58 Hilary Bevins Close

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

Offers In The Region Of £450,000



An Impressive Four Bedroom Detached Family Home in a Sought-After Village Location

This modern, immaculately presented four-bedroom detached family home offers show-home standards throughout and forms part of an exclusive bespoke development of quality homes.

Beautifully maintained and thoughtfully laid out, the accommodation is both spacious and versatile, ideal for modern family living. Highlights include gas central heating, PVCu double glazing, a stylish lounge with feature burner, separate study, guest cloakroom, utility room, and a stunning open-plan breakfast kitchen/dining room perfect for entertaining and everyday life alike.

Upstairs, there are four generous bedrooms, including a principal bedroom with fitted wardrobes and a contemporary en-suite shower room, along with a modern family bathroom featuring both a bath and separate shower.



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

A welcoming entrance with attractive bamboo flooring, staircase with spindled balustrade, composite double-glazed front door and radiator.

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

A useful and versatile space, ideal for home working, featuring bamboo flooring, radiator and PVCu double-glazed window.

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

Fitted with a modern white suite comprising wash hand basin and low-flush WC, ceramic tiled floor, radiator and useful under-stairs storage.

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

A bright and elegant reception room with walk-in bay window, feature bioethanol burner with raised hearth, attractive wall panelling and radiator.

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

A superb open-plan space with a comprehensive range of contemporary base and wall units with under-cabinet lighting, composite sink, integrated dishwasher, fridge and freezer, split-level six-burner gas hob, double electric oven and ducted extractor. Ceramic tiled flooring, ample dining space, twin French doors opening onto the rear garden, and additional windows providing excellent natural light.

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

Fitted with matching high-gloss units, stainless steel sink, tiled flooring, plumbing for a washing machine, wall-mounted Ideal Logic boiler and composite rear access door.

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

Landing

Spacious landing with side window, radiator, airing cupboard and access to a partially boarded loft via retractable ladder.

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

A generous principal bedroom with PVCu double-glazed window, radiator and fitted triple wardrobes.

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

Stylish white suite comprising infinity shower cubicle with rainfall shower, wash hand basin, low-flush WC, ladder-style radiator, extractor fan and obscure glazed window.

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

A large double bedroom with twin PVCu double-glazed windows and radiator.

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

Another well-proportioned bedroom with twin windows and radiator.

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

Ideal as a bedroom, nursery or home office, with PVCu double-glazed window and radiator.

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

Modern white suite including panelled bath, wash hand basin, low-flush WC and separate shower cubicle, complemented by laminate flooring, radiator, extractor fan and obscure glazed window.

Outside.

Front Garden & Driveway

Neatly presented frontage with dwarf hedging, paved pathway, outside lighting and a double-width driveway providing off-road parking.

Side Garden

Paved side area with gated access.

Rear Garden

Beautifully landscaped with porcelain-paved patio, raised lawn, external power points, water taps and side access perfect for outdoor entertaining.

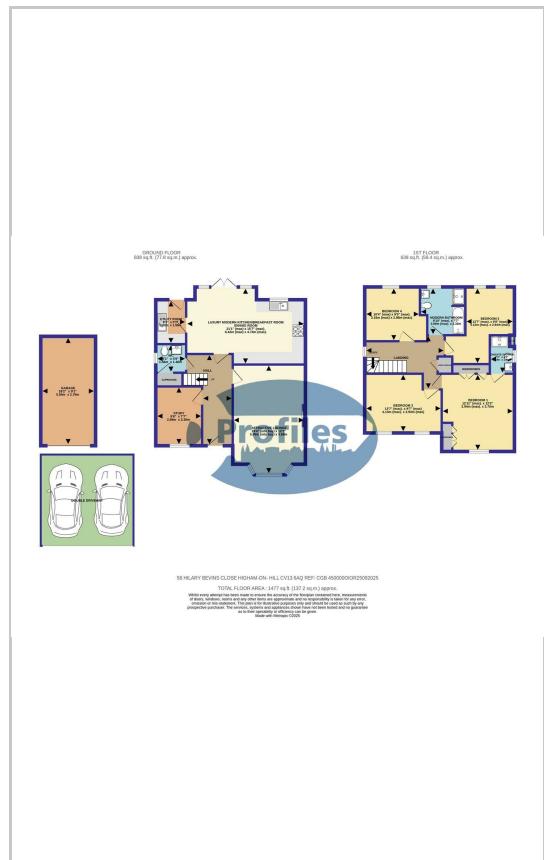
Detached garage. 18'2" x 9'0". (5.54 x 2.76.)

With up-and-over door, power and lighting, plus useful roof-space storage

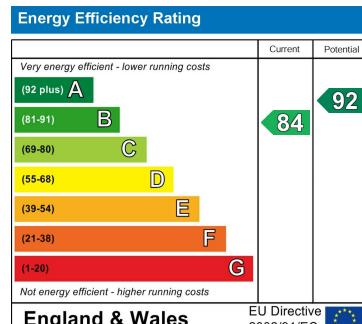
Area Map



Floor Plans



Energy Efficiency Graph



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