



14 Hilary Bevins Close

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

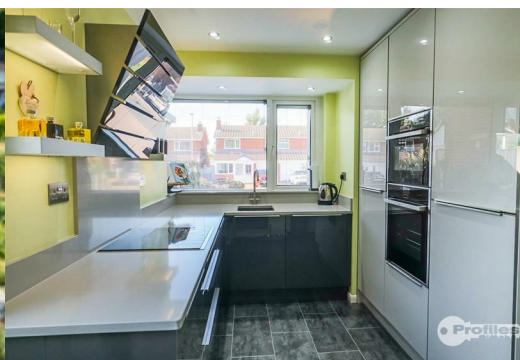
Offers In The Region Of £299,950



An beautifully presented, deceptively spacious, extended 3 bedroom family semi detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, luxury fitted kitchen, spacious lounge/ dining room, a bright and versatile extended family room, luxury bathroom with shower, 3 well proportioned bedrooms, PVCu fascia and soffit, reprofiled gutters and downpipes, southerly facing established rear garden some 100' in length with private direct access to the rear recreational ground, extensive block paved drive with parking for several cars, guest cloakroom, garage with integral utility area etc.

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

MUST BE VIEWED.



Recessed porch 2'11" x 2'4" (0.89 x 0.72)
Quarry tiled floor and light point.

Reception hall. 16'7" (max) 2'10" (min) x 16'1" (max) 3'2" (min)
(5.08 (max) 0.87 (min) x 4.91 (max) 0.97 (min))
Composite double glazed door, internal door to garage and staircase via quarter landing to the first floor.

Guest cloakroom. 6'5" x 2'5" (1.957 x 0.75)
Suite in white, wash hand basin , low flush wc, chrome ladder style radiator, ceramic wall tiling, ceramic tiled floor and obscure PVCu double glazed window.

Luxury fitted kitchen (front). 11'10" x 9'1". (3.62 x 2.77.)
Recess sink, range of attractive base units, finished in high gloss (5 base, tall cupboards and pan drawers) contrasting work surfaces, fitted double cupboard with twin doors finished in high gloss, integrated fridge and freezer, split level induction Neff hob, double fan assisted Neff oven (hide and slide) surmounted by an integral microwave oven, fitted dishwasher ladder style radiator, downlights to the ceiling, wall mounted shelving with lighting and PVCu double glazed window, with integral blinds.

Attractive lounge /dining room (rear). 20'10" (max) x 13'0" (max)
(6.37 (max) x 3.97 (max))
PVCu double glazed window, radiators and feature square arch.

Extended family room (rear). 12'2" x 10'5". (3.72 x 3.18.)
PVCu double glazed side window, twin PVCu double glazed french doors, radiator and adjacent PVCu double glazed windows.

First floor landing. 12'2" (max) x 10'7" (max). (3.71 (max) x 3.25 (max).)
Roof void acces and PVCu double glazed window.

Bedroom 1 (rear). 13'9" x 10'4". (4.20 x 3.16.)
Fitted double wardrobe, PVCu double glazed window and radiator.

Bedroom 2 (rear). 10'9" x 10'5". (3.29 x 3.19.)
PVCu double glazed window and radiator.

Bedroom 3 (front). 12'9" x 7'0". (3.91 x 2.14.)
PVCu double glazed window, ladder style radiator and fitted double wardrobe.

Luxury bathroom (front). 7'1" x 6'0". (2.17 x 1.85.)
Full suite in white, panel bath with chrome mixer shower with a rainfall shower head, wash hand basin in vanity unit, low flush wc with concealed cistern, obscure PVCu double glazed window and a chrome ladder style radiator

Outside.
Front garden, side gated access and with block paved driveway with parking for some several cars.

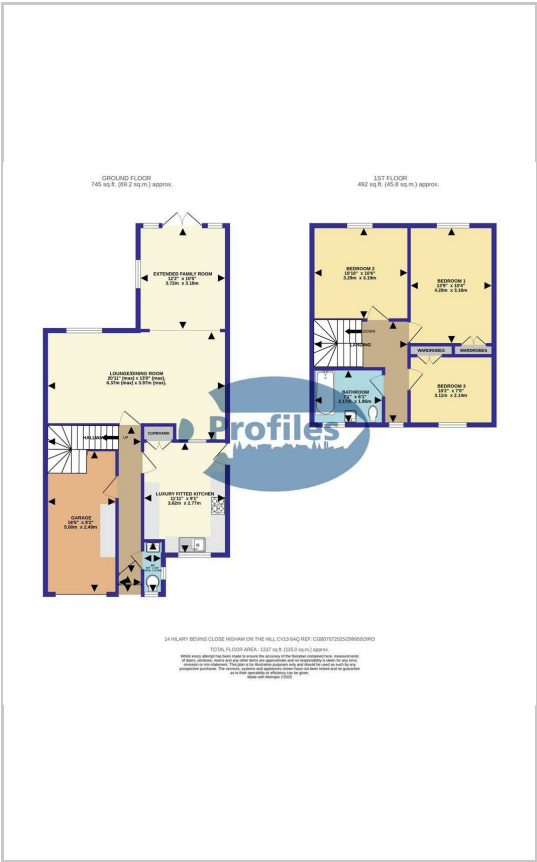
Enclosed southerly facing rear garden, some 100' in length, with established lawn, fish pond, herbaceous borders 2 apple trees, gated access to the rear park , garden shed etc.

Integral garage. 16'4" x 8'2". (5.00 x 2.49.)
Up and over door, door to the hallway, integral utility areas with plumbing for a washing machine.

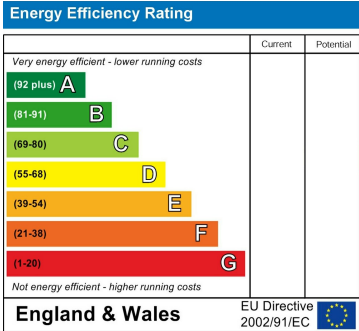
Area Map



Floor Plans



Energy Efficiency Graph



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