



## 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





