

55 Hilary Bevins Close

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

Offers In The Region Of £250,000

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An immaculately maintained, show standard, modern 2 bedroom semi detached house, constructed in 2016 by the reputable David Wilson Homes and located within a quiet cul de sac, within a picturesque village location.

The property has the benefit of full gas central heating (condensing combination boiler), PVCu double glazed, modern fitted kitchen, spacious lounge/dining room, guest cloakroom, luxury shower room, two double bedrooms with fitted wardrobes, double width driveway, LVT herringbone floor covering, water metering, westerly facing landscape rear garden etc.

The property is conveniently located within commuting distance of all major road links, such as the A5, M69, M6 and M1.

MUST BE VIEWED.







Canopy porch,
With outside light point.

Reception hall. 9'9" x 6'9" (min). (2.98 x 2.07 (min).)
Composite double glazed door, mains smoke alarm and staircase with spindled balustrade.

Guest cloakroom. 4'11" x 2'9". (1.51 x 0.86.)
Suite in white, low flush wc, corner wash hand basin, LVT floor and ladder style radiator.

Modern fitted kitchen (front). 9'9" x 6'9". (2.98 x 2.06.)
Stainless steel sink, range of attractive base and wall units, (2 base inclusive of pan drawers and 6 wall units) with under lighting and finished in satin white, contrasting work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), fitted fridge, fitted freezer, fitted dish washer, integral washing machine, LVT floor, PVCu double glazed windows, ceramic wall tiling, skirting heater and a wall mounted gas fired condensing combination boiler (Ideal Logic ESP 35).

Spacious lounge/dining room (rear). 14'4" x 13'7". (4.38 x 4.16.)
Herringbone LVT floor, understairs cupboard, wall panelling, radiator, coving, and twin PVCu double glazed French doors with adjacent PVCu double glazed windows.

First floor landing. 6'2" x 6'0". (1.90 x 1.85.)
Roof void access leading to boarded roof void and mains smoke alarm.

Bedroom 1 (rear). 13'7" x 8'8". (4.16 x 2.65.)
Fitted triple wardrobe, radiator and PVCu double glazed window.

Bedroom 2 (front). 10'5" (min) x 8'2". (3.20 (min) x 2.50.)
PVCu double glazed window, fitted double wardrobe, fitted cupboard and radiator.

Luxury shower room (side). 6'0" x 5'6". (1.85 x 1.70.)
Suite in white, fitted double width infinite shower cubicle with mixer shower with a rainfall shower head and side screen, radiator, wash hand basin in vanity unit, low flush wc, extractor fan and ladder style radiator.

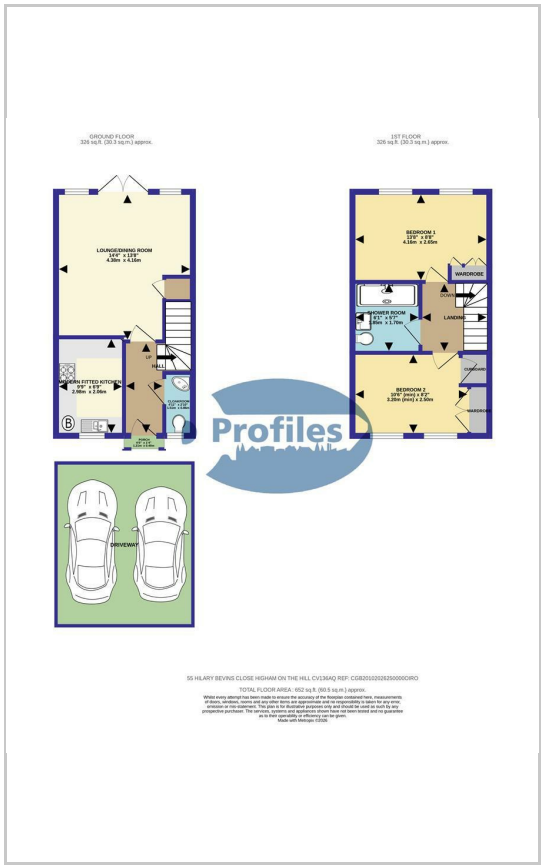
Outside.
Double width tarmacadam driveway. with side garden and gated rear access.

Enclosed landscaped picturesque westerly facing rear garden, with artificial lawn, patio, water tap and security light.

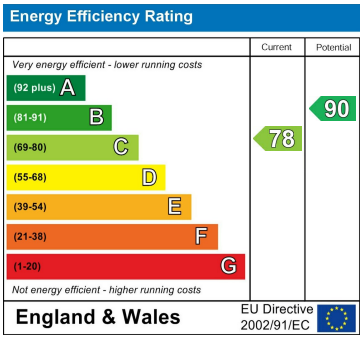
Area Map



Floor Plans



Energy Efficiency Graph



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