



41 Holly Walk, Nuneaton, Warwickshire, CV11 6UU

HOWKINS &  
HARRISON



41 Holly Walk,  
Nuneaton,  
Warwickshire, CV11 6UU

Guide Price: £410,000

An exceptionally well presented modern detached family home situated within a sought after residential location close to excellent commuter road links.

Having well proportioned accommodation totalling over 1180sqft. In brief comprising: - porch, entrance hall, cloakroom WC, dining room to the front, sitting room with double opening doors to the garden and fitted breakfast kitchen. To the first floor there are four bedrooms and a family bathroom with the main bedroom having en-suite facilities. All bedrooms have built in wardrobe/cupboards.

Externally the property has a block paved driveway leading to an attached single garage and a delightful mature rear garden.



## Location

Nuneaton town lies just 3 miles from the Leicestershire border and the river Anker runs through it. There is ease of access to most midlands cities via the A5 and A444 trunk roads with direct links to the M42, M69 and M1 motorways.

Towns close to Nuneaton include Bedworth, Atherstone and Hinckley, with Tamworth and Lutterworth a little further afield.

### Travelling Distances

Hinckley - 4.8 miles

Coventry - 10.5 miles

Atherstone - 7.7 miles

Birmingham International Airport - 19.3 miles



## Accommodation Details - Ground Floor

The front door leads directly into an entrance porch with door into the hallway having staircase rising to the first floor and access into a cloakroom WC. To the left is a separate dining room with bay window to the front elevation and further down the hallway with French doors and large side windows overlooking the rear garden is a generous sitting room with an attractive fireplace and wall lights. The kitchen comprises a comprehensive range of eye level and base units with ample preparation surfaces and a range of appliances to include a ceramic hob with extractor hood above and built-in oven with microwave above, tiled flooring with underfloor heating and inset ceiling lighting.

## First Floor

From the hallway the staircase rises to a first floor landing with store cupboard and doors leading into four excellent size bedroom and a family bathroom with an oval shaped bath and separate shower cubicle. The main bedroom has the benefit of its own en-suite shower room. All four bedrooms have the benefit of built in storage/ wardrobes.











## Outside

Externally to the front of the property is a generous block paved driveway providing off road parking for several vehicles and leads to an attached single garage. The rear garden has been considerably landscaped with mature planting, pathway and paved patio area.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Modern detached family home
- Popular residential location
- Well presented accommodation totalling over 1180sqft
- Two separate reception rooms
- Kitchen and cloakroom WC
- Four good size bedrooms and family bathroom
- Main bedroom having en-suite facilities
- Delightful mature rear garden
- Ample block paved driveway and attached garage
- Close to amenities and road transport links







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

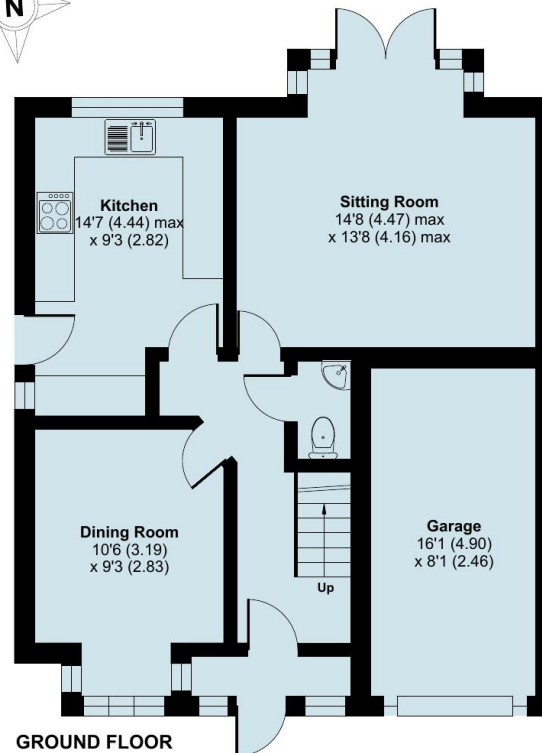
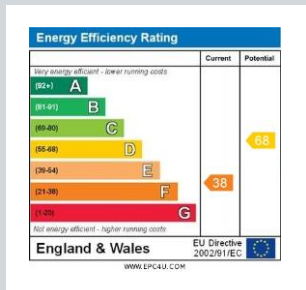
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is currently supplied to the property.

## Local Authority

Nuneaton & Bedworth Council - [Tel:024-76376376](tel:024-76376376)

## Council Tax

Band - D



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1288778

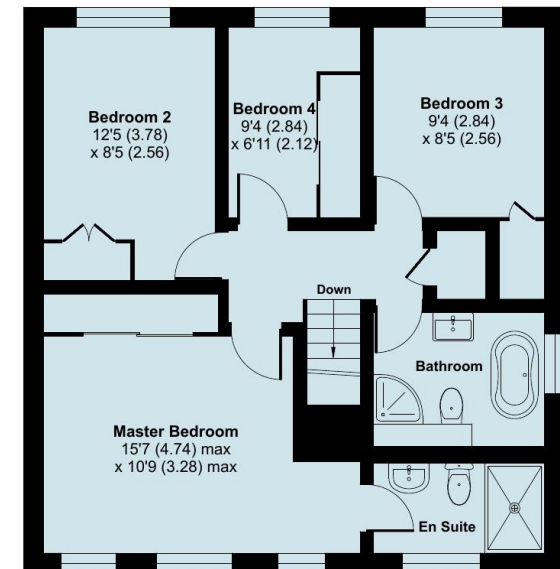
## Holly Walk, Nuneaton, CV11

Approximate Area = 1187 sq ft / 110.2 sq m

Garage = 130 sq ft / 12 sq m

Total = 1317 sq ft / 122.2 sq m

For identification only - Not to scale



FIRST FLOOR

## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.