

**3 Bedroom House - Detached**  
**located on Holly Walk, Nuneaton**  
**Offers Over £350,000**

**UP Estates**



**\*\*THREE BEDROOM DETACHED CORNER PLOT HOME WITH BEAUTIFUL LANDSCAPED GARDEN AREA\*\***

This beautifully presented three-bedroom detached home offers spacious and versatile living, perfect for modern family life. Upon entering, you are welcomed by a generous entrance hallway that sets the tone for the rest of the property. To the rear, the home opens up into a bright and airy open-plan living and dining space, ideal for both everyday living and entertaining. The living room is flooded with natural light thanks to sliding patio doors, which also provide seamless access to the landscaped garden and patio area—perfect for enjoying indoor-outdoor living during the warmer months.

The dining area flows effortlessly from the living space, creating a sociable and flexible layout. To the front of the property, the modern kitchen is well-equipped with ample fitted units and worktop space, along with convenient side access leading to the garden and front of the home. Completing the ground floor is a useful WC, adding practicality for family living and guests alike. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom. The main bedroom benefits from deep built-in wardrobes, providing excellent storage, along with a larger than average private en-suite shower room for added comfort and luxury.

Externally, the home continues to impress with a beautifully landscaped rear garden and patio area—an ideal setting for relaxing or entertaining family and friends. To the front, there is a private driveway providing off-road parking for two vehicles, as well as an integrated garage offering secure parking or additional storage.

## Offers Over £350,000

- THREE BEDROOM DETACHED FAMILY HOME
- LARGE MAIN BEDROOM WITH BUILT IN WARDROBES AND IT'S OWN PRIVATE LARGE EN-SUITE
- OPEN-PLAN LIVING AND DINING AREA WITH GARDEN VIEWS
- MODERN FITTED KITCHEN WITH PLENTY OF BUILT IN UNITS AND SIDE ACCESS
- GROUND FLOOR WC ADDING CONVENIENCE
- LANDSCAPED REAR GARDEN WITH BEAUTIFUL SEATING AREA
- INTEGRATED GARAGE OFFERING SECURE PARKING AND ADDITIONAL STORAGE
- DRIVEWAY PARKING FOR TWO VEHICLES





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



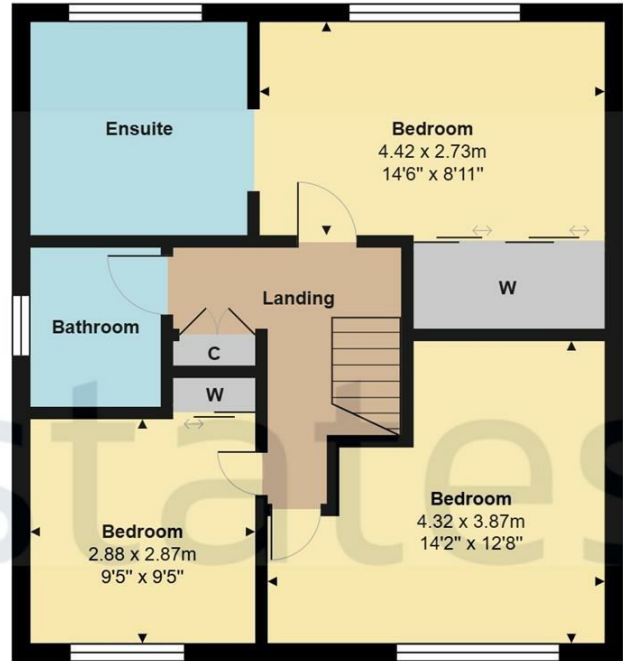
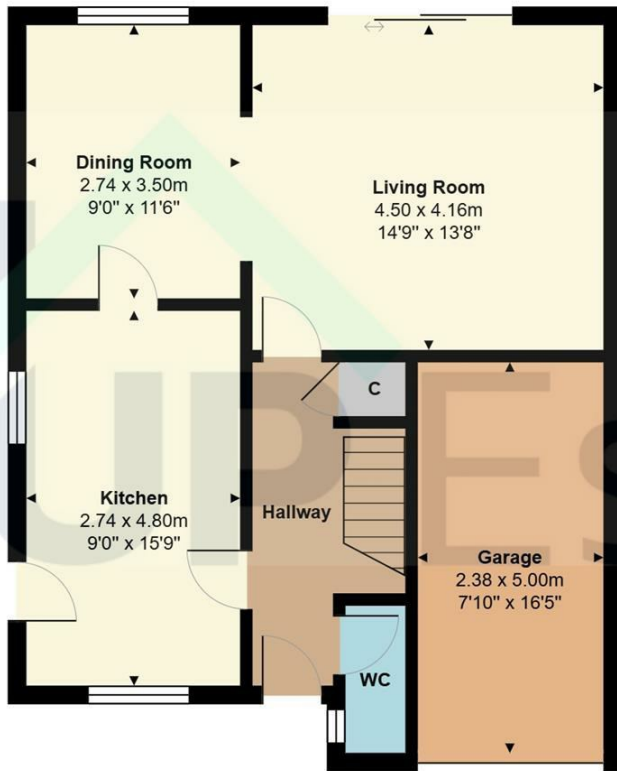
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Holly Walk, Nuneaton





Total Area: 110.9 m<sup>2</sup> ... 1194 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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