



60, College Street, Nuneaton, Warwickshire, CV10 7BG

HOWKINS &
HARRISON

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Nuneaton,
Warwickshire, CV10 7BG

Guide Price: £550,000

A truly individual and exceptionally spacious six-bedroom detached family home, offering 3307 sqft. of accommodation including a substantial detached garage block with adjoining self-contained annexe. The main house provides an impressive and highly flexible layout, with a generous kitchen/diner, multiple reception rooms, study, utility, shower room and WC to the ground floor, while the first floor offers six bedrooms, a family bathroom and a principal suite with dressing area and en-suite.

Externally, the property is equally distinctive, with extensive hard-landscaped terrace areas providing excellent space for entertaining, together with a large rear garden and mature surroundings. The detached outbuilding adds a further dimension, incorporating a large garage alongside independent annexe accommodation ideal for extended family, guests, home working or ancillary use. Combining scale, versatility and a unique layout, this is a rare property with an exceptional amount of usable space both inside and out.



Location

College Street is conveniently positioned within Nuneaton, within easy reach of the town centre and its broad range of shops, supermarkets, leisure facilities, schools and everyday amenities. The location is particularly well placed for transport connections, with Bermuda Park railway station around 0.8 miles away and Nuneaton railway station approximately 1 mile away, offering wider regional and national rail links. College Street also provides convenient access towards the A444, with connections onward to the M6, A5 and M69, making the property well suited to commuters travelling towards Coventry, Hinckley, Birmingham and the surrounding Midlands.

Travel Distances

Nuneaton Railway Station – approximately 1 mile

A444 – approximately 1 mile

M6 Junction 3 – approximately 3 miles

Hinckley – approximately 5 miles

Coventry – approximately 10 miles



Accommodation Details

The front door opens into a welcoming entrance hall, immediately introducing the individual character found throughout the house. From here, doors lead into the principal ground-floor rooms, with a useful WC positioned close by.

To the front is the substantial sitting room, extending to approximately 16'11" x 15'10" and providing a comfortable second reception space. Beyond, the impressive living room measures approximately 20'1" x 15'10", with exposed brickwork, timber detailing and a feature fireplace creating a warm and characterful focal point.

The accommodation flows naturally through to the superb kitchen/diner, extending to approximately 20'1" x 17'. This impressive family space is fitted with an extensive range of timber-fronted cabinetry arranged around a large central island, with generous work surfaces and ample

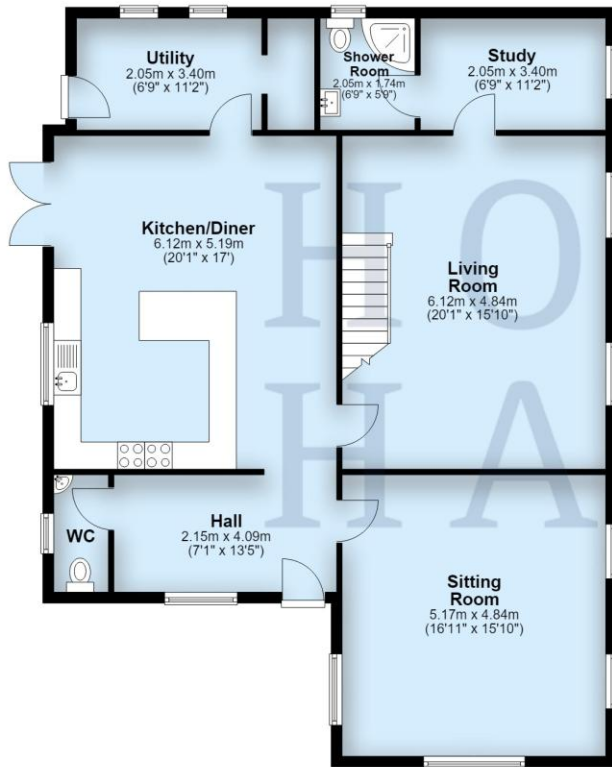
room for a dining table. Exposed brick arches, timber detailing and garden-facing openings reinforce the character of the house, while doors provide a direct connection onto the extensive outside terrace.

Beyond the kitchen is a practical utility room, while a separate study offers an excellent dedicated home-working space. A ground-floor shower room completes this particularly versatile level.

Stairs rise to a spacious first-floor landing serving six bedrooms. The principal bedroom is particularly appealing, with its exposed brick chimney breast and character detailing, and connects through to a dedicated dressing area and private en-suite shower room. Five further bedrooms provide considerable flexibility for family, guests or additional workspace, while a separate family bathroom serves the remaining accommodation.

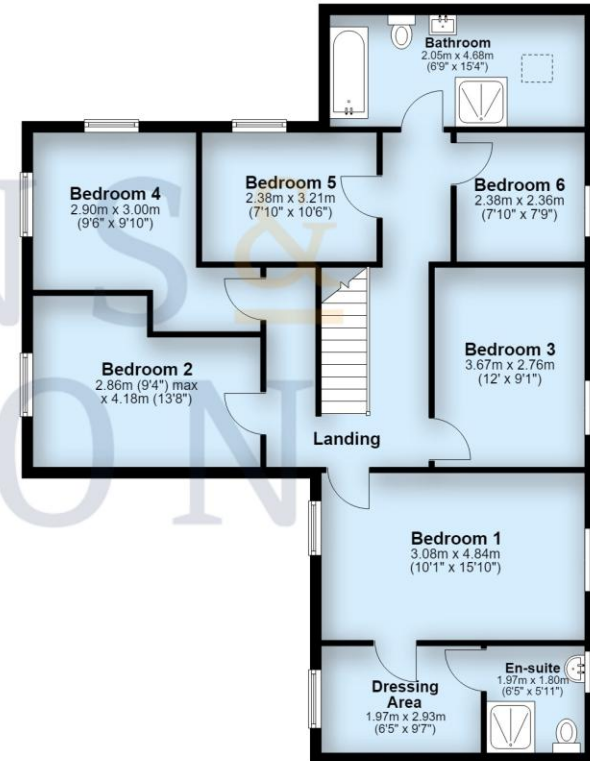
Ground Floor

Approx. 209.6 sq. metres (2256.4 sq. feet)



First Floor

Approx. 97.6 sq. metres (1051.1 sq. feet)



Total area: approx. 307.3 sq. metres (3307.5 sq. feet)



Outside

Outside, the house opens onto an extensive hard-landscaped terrace, providing an excellent setting for outdoor dining and entertaining. Beyond is a substantial lawned rear garden, framed by mature trees, planting and established boundaries, giving a pleasing contrast between formal entertaining space and more traditional garden surroundings.

Separate from the main house is the substantial detached garage and annexe building. The garage itself measures approximately 30'11" x 18'3", while adjoining self-contained accommodation comprises a generous living room/bedroom, its own kitchen and a bathroom. This highly useful addition significantly broadens the appeal of the property, providing genuine flexibility for multi-generational living, guests, independent relatives or working from home.

Agents Comments

This is a particularly individual home where the combination of character, scale and flexibility really sets it apart. The exposed brickwork, timber detailing, generous room proportions and extensive outside space give the property a distinctive feel, while the separate garage and annexe building adds a level of versatility rarely found in homes of this type.

The annexe is a major asset, offering genuine potential for multi-generational living, independent accommodation for relatives, guest use or home working. Subject to any necessary consents and regulations, it may also appeal to buyers considering short-term letting, Airbnb-style use or a separate rental opportunity, adding further flexibility to an already highly adaptable property.

Tenure & Possession

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





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 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, gas and electricity are connected to the main property, drainage is via a sewerage pump which goes directly to the the mains drainage at the adjoining annexe building. The central heating is gas fired and there is partial underfloor heating.

Local Authority

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

Council Tax

Band – C – Main Property

**HOWKINS &
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AWAITING EPC



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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.



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