



ERICA DRIVE, WHITNASH

BOBBIE DIXON  
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*Situated on the highly sought-after Erica Drive in Whitnash, this stunning five-bedroom detached residence offers an abundance of space, style and versatility – making it the perfect forever family home. Spread across three floors and thoughtfully upgraded throughout, the property blends modern finishes with a warm, welcoming feel.*



# FAMILY LIVING

*The heart of the home is the impressive open-plan kitchen diner, a light-filled space ideal for both everyday living and entertaining, complemented by a spacious utility room for added convenience. The ground floor also boasts three versatile reception rooms, providing endless flexibility for formal dining, relaxation, a playroom or dedicated study. The Karndean flooring adds a sleek, practical finish throughout the downstairs.*

- Five Bedrooms
- Detached Family Home
- Large Open Plan Kitchen Diner
- Spacious Utility
- Family Living Over Three Floors
- Master With Brand New En-Suite
- Driveway
- Spacious Garden
- Convenient Location



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1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey or tested any services, appliances, or fittings. Measurements, floor plans, orientation, and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions, or consents. Any reference to any alterations or use of any part of the property does not mean necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, inquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties about the property. If you need these, you should include their terms in any contract between you and the seller.

