



Connells

Erica Drive
Whitnash Leamington Spa



Property Description

Four bedroom detached family home situated in the popular location of Whitnash, ideally positioned down a private cul-de-sac road. This property has been lovingly maintained by the current owners and would make a fantastic family home! With local shops & excellent schools nearby.

Briefly comprising a welcoming entrance hallway with a door to your study, kitchen benefitting from a utility space, separate dining room, living room and downstairs W/C. To the first floor you will find the family bathroom and four generously sized bedrooms, two of which offer en-suite shower rooms.

The well-presented home also benefits from a double garage, driveway and generously sized rear garden.

Externally there is a double garage with parking in front for two cars, as well as a beautifully maintained and well sized rear garden being mainly laid to lawn!

Approach

As you approach the property there is a front lawn with a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator and doors to the study, downstairs W/C, dining room, lounge and kitchen.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and ceiling spotlights.

Study

8' 1" max x 8' 9" max (2.46m max x 2.67m max)

Having a radiator and a double glazed window to front elevation.

Lounge

14' 3" max x 16' 5" max (4.34m max x 5.00m max)

Spacious, light and airy lounge comprising two radiators, a feature fire place and French doors leading to the garden.

Dining Room

14' 2" max x 8' 10" max (4.32m max x 2.69m max)

Having a radiator and a double glazed window to front elevation.

Kitchen

13' 2" max x 9' 7" max (4.01m max x 2.92m max)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There are integrated appliances to include; an electric oven, gas hob with cooker hood over, a fridge/freezer, with space for a dishwasher. Comprising ceiling spotlights, vinyl flooring, a radiator, a double glazed window to rear elevation and a door to the utility room.

Utility Room

7' 3" x 5' 3" (2.21m x 1.60m)

Fitted with base units and complimentary

work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Housing the wall-mounted central heating boiler, with space for a washing machine and comprising a radiator and a door to side elevation.

First Floor Landing

The stairs lead from the hallway comprising an airing cupboard, loft hatch and doors to doors to all bedrooms and the family bathroom.

Bedroom One

12' 6" max x 13' 2" max (3.81m max x 4.01m max)

Double bedroom benefitting from two fitted wardrobes, a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, vinyl flooring, a radiator and a double glazed window to side elevation.

Bedroom Two

8' 9" max x 16' 6" max (2.67m max x 5.03m max)

Generous double bedroom comprising a radiator, a double glazed window to front elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, vinyl flooring, a radiator and a double glazed window to side elevation.

Bedroom Three

9' 9" max x 11' 8" max (2.97m max x 3.56m max)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Four

12' 5" max x 7' 9" max (3.78m max x 2.36m max)

Double bedroom comprising a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, vinyl flooring, a chrome heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Well- maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio area, planted boards and side gated access.

Parking

Driveway providing off road parking for two cars.

Garage

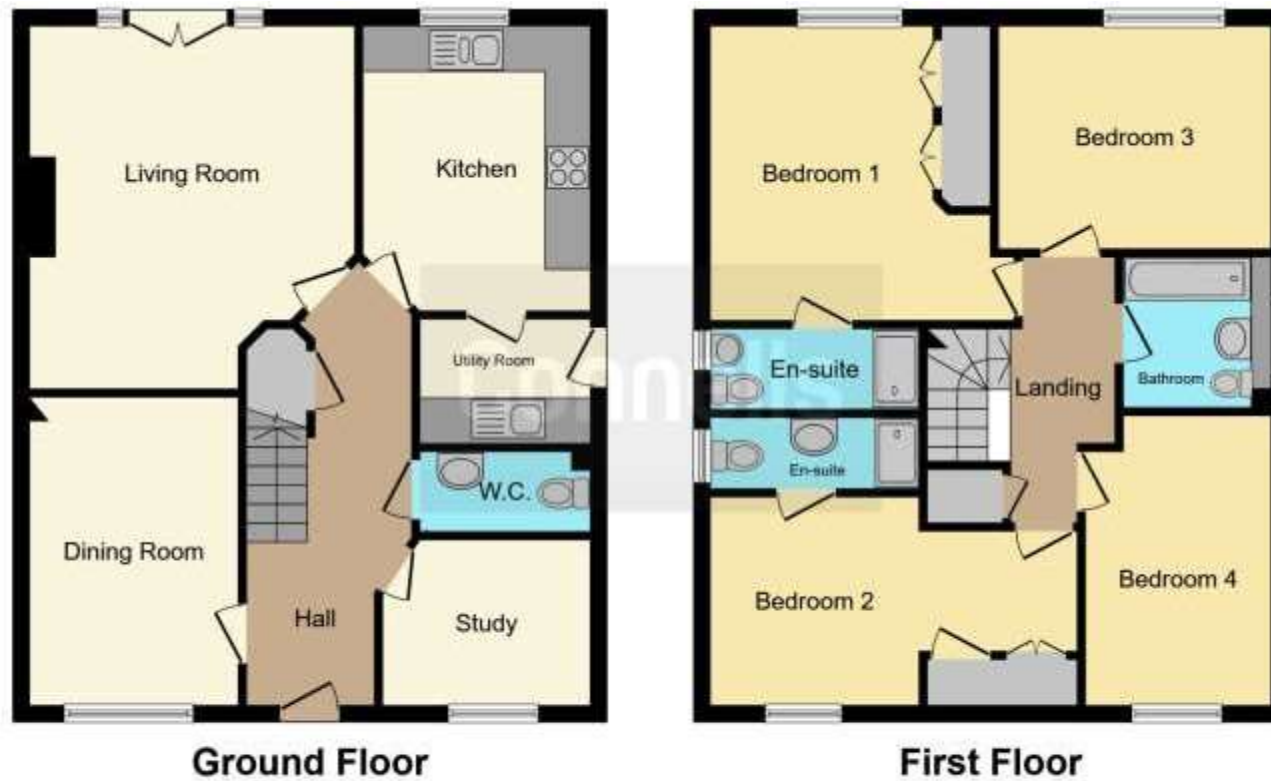
17' 2" max x 17' 9" max (5.23m max x 5.41m max)

Double garage having two up and over doors.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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Property Ref: SPA312970 - 0005