



Connells

Erica Drive
Whitnash Leamington Spa

Erica Drive Whitnash Leamington Spa CV31 2RS

for sale offers over
£350,000



Property Description

Extended four bedroom semi detached home within the sought after area of Whitnash!

Located in the highly sought after area of Whitnash, this impressive extended four bedroom semi detached property boasts spacious accommodation, perfect for families and professionals alike.

Accommodation:

Welcoming entrance hallway, providing a warm, welcome to the property.

Lounge, perfect space for relaxing and entertaining.

Separate dining room, ideal for formal dining.

Generous kitchen complete with ample space for cooking and socialising.

Cloakroom, adding convenience to the ground floor.

Bedrooms & bathrooms

Four well proportioned bedrooms, offering ample space for rest and relaxation.

Family bathroom providing a modern and comfortable space for daily routines.

Separate cloakroom, offering extra convenience and practicality.

External features:

Driveway parking providing off road parking and convenient access to the property.

Private landscaped rear garden, perfect for outdoor relaxation and entertaining.

Brick built outbuilding offering additional

storage.

Entrance Porch

With a door to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the kitchen and lounge.

Lounge

19' 8" max x 11' 8" (5.99m max x 3.56m)

Generously sized, light and airy lounge consisting of; a feature fire place, an understairs storage cupboard and sliding patio doors leading to the garden.

Kitchen

16' 6" x 13' max (5.03m x 3.96m max)

Fitted with a range of wall and base units and complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; a washing machine, a dishwasher and an under counter fridge, whilst providing space for double over and eight ring gas hob and a fridge/freezer. Housing the central heating boiler and comprising two double glazed windows to front elevation and French doors leading to the dining room.

Dining Room

15' 3" max to door recess x 8' 7" (4.65m max to door recess x 2.62m)

Having a radiator, a double glazed window to

rear elevation and a door to the downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin and a low level W/C.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard and doors to all bedrooms, the family bathroom and the separate W/C.

Bedroom One

13' 3" max into door recess x 8' 7" (4.04m max into door recess x 2.62m)

Double bedroom benefitting from Hammonds fitted wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Two

11' 3" x 11' 7" max into wardrobes (3.43m x 3.53m max into wardrobes)

Double bedroom having Hammonds fitted wardrobes and dressing table, a built-in cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bedroom Three

11' 8" max to wardrobes x 8' 9" (3.56m max to wardrobes x 2.67m)

Double bedroom with Sharpes fitted wardrobes with sliding doors, a radiator and a double glazed window to rear elevation.

Bedroom Four

8' 8" x 8' 7" max into door recess (2.64m x 2.62m max into door recess)

Having fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bathroom

Two piece suite fitted with a wash hand basin with vanity unit and bath with mixer taps and shower over. Having fully tiled walls, ceiling spotlights, a fitted towel rail and a double glazed window to side elevation.

Separate W/C

Fitted with a wash hand basin and a low level W/C.

Outside

Rear Garden

Beautifully maintained mature garden, being mainly laid to lawn and fence enclosed. Having plum, apple and peach trees and gated side access.

Driveway

To the front of the property.

Outbuilding

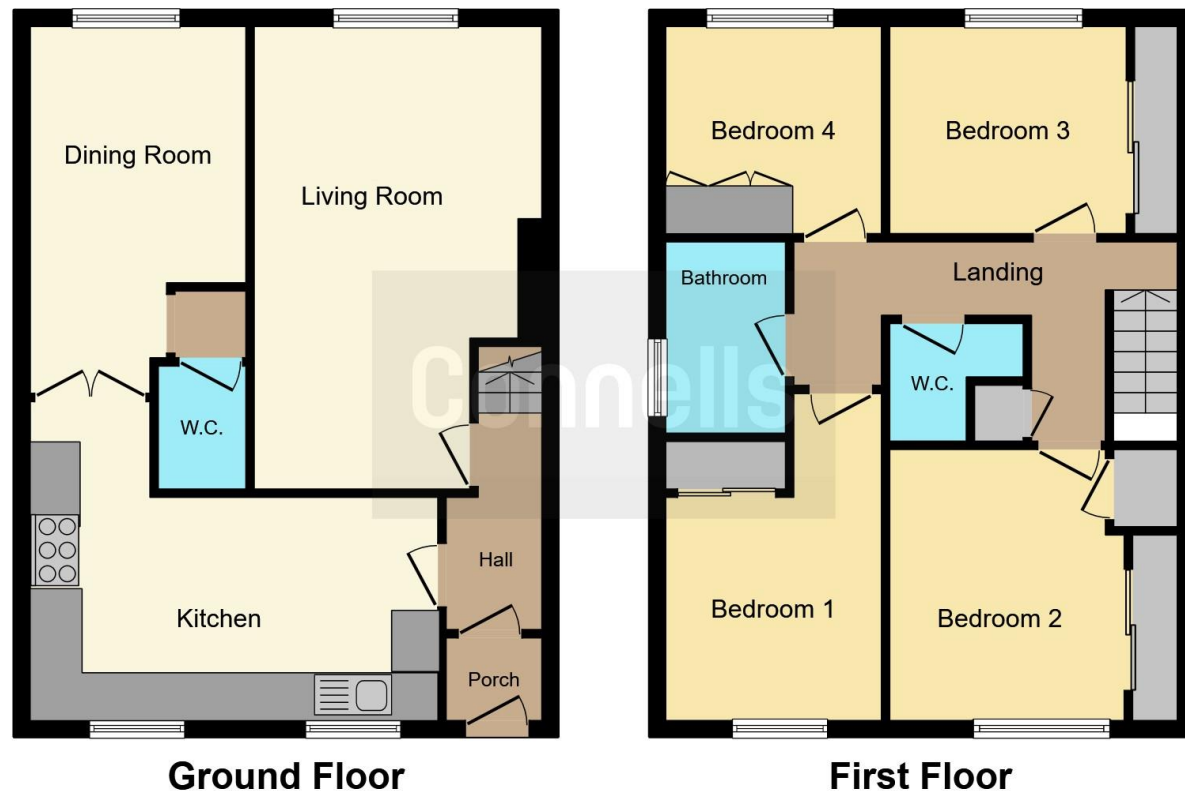
13' 6" x 7' 11" (4.11m x 2.41m)

Brick built, having power and light and a door from the garden.









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

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314042



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314042 - 0003