



78 Erica Drive

Leamington Spa **CV31 2RW**

Offers Over £560,000

78 Erica Drive

Whitnash

Being situated at the end of a cul-de-sac on the fringe of Whitnash and facing towards Leamington Spa Golf Club this modern three storey detached family house is constructed to a regency town house design with first floor lounge and four bedrooms arranged over the upper two storeys. The property boasts a number of appealing features including an exceptionally spacious re-fitted kitchen/dining room to the ground floor, off which there is also a utility room and attractive conservatory/garden room. Two of the four bedrooms have en-suite facilities including a first floor bedroom which has been divided to form an ideal guest suite with sitting area, bedroom and en-suite off. The internal accommodation is complemented by well tended gardens to front and rear along with driveway and garage. This is an exceptional opportunity to purchase a substantial and flexible detached family home which is presented to a high decorative standard throughout.

Location

Erica Drive is a cul-de-sac lying on the eastern fringes of Whitnash approximately 2.5 miles south of central Leamington Spa. The property is positioned at the very end of the close yet is within easy reach of the facilities in Whitnash itself including local shops and schools. There are good local road links available out of the town to neighbouring towns and centres including links to the Midland motorway network, notably the M40, whilst Leamington Spa railway station provides regular commuter rail links to numerous destinations including Birmingham and London.

Period Style Entrance Door

Opening into:-

Reception Hallway

With staircase off ascending to the first floor, central heating radiator and two UPVC double glazed windows, engineered oak flooring and panel style doors to:-

Cloakroom/WC

With white fittings comprising low level WC, pedestal wash hand basin with tiled splashback and central heating radiator.

Kitchen/dining room

6.07m x 3.61m (19'11" x 11'10")

Spacious and stylish room with engineered oak flooring throughout and with kitchen area having been re-fitted with a comprehensive range of modern units in a gloss sage finish comprising ample co-ordinating base cupboards, drawers and wall cabinets, providing a combination of storage solutions. Inset one and a half bowl stainless steel sink unit with mixer tap, granite effect worktops with tiled splash backs, space for range style cooker with stainless steel filter hood over, wall

mounted Worcester gas fired boiler, central heating radiator, UPVC double glazed windows to front and rear elevations and through access to:-

Inner Lobby

With central heating radiator, oak engineered flooring, double UPVC doors opening into the garden room and door to:-

Utility Room

2.13m x 1.27m (7'0" x 4'2")

With single drainer stainless steel sink unit and tiled splash back, space and plumbing for washing machine with fitted cupboard alongside and matching double wall cabinet, central heating radiator, door to built-in storage cupboard and double glazed personnel door to the garage.

Garden Room/Conservatory

4.60m x 3.78m (15'1" x 12'5")

With UPVC double glazed windows surrounding, central heating radiator, ceramic tiled floor, French style doors opening into the rear garden and inset ceiling downlighters.

ON THE FIRST FLOOR

Landing

With staircase off ascending to second floor, central heating radiator, UPVC double glazed doors opening onto a roof terrace having metal balustrade and being artificially lawned and with further doors giving access from the landing to:-

Lounge

6.10m x 3.63m (20'0" x 11'11")

With oak engineered flooring, UPVC double glazed windows to the front and rear elevations, period style fireplace housing an inset open coal effect living flame gas fire with marble hearth and matching surround and two central heating radiators.

Guest Suite

Sitting Room

2.69m x 2.67m (8'10" x 8'9")

With UPVC double glazed windows, central heating radiator, laminate flooring and door to:-

Bedroom Four

3.30m x 2.69m (10'10" x 8'10")

With UPVC double glazed window, central heating radiator, laminate flooring, large walk-in storage cupboard/wardrobe and further door to:-

En-Suite Shower Room

Being attractively appointed with contemporary white fittings comprising low level WC, integrated wash hand basin with cupboard below and mixer tap, walk-in shower enclosure with sliding glazed door giving access and fitted electric shower unit, ceramic tiled splash areas, contemporary radiator and obscure UPVC double glazed window.

ON THE SECOND FLOOR

Spacious Landing

With UPVC double glazed window, central heating radiator, access trap to the roof space, built-in airing cupboard housing the insulated hot water cylinder and doors radiating to:-

Master Bedroom (front)

3.71m x 3.61m (12'2" x 11'10")

With UPVC double glazed window, central heating radiator, laminate flooring, two built-in double wardrobes and door to:-

En-Suite Bathroom

Spacious four piece en-suite with pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower attachment, walk-in shower enclosure with sliding glazed door giving access

Features

Modern Three Storey Detached House

Attractive Tucked Away Position

First Floor Lounge

Spacious Re-Fitted Dining Kitchen

Four Bedrooms

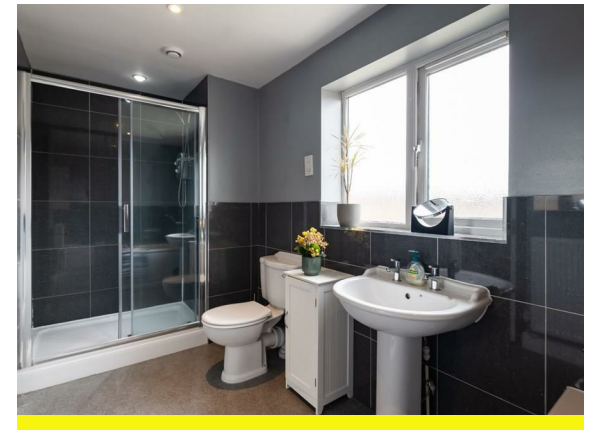
Three Bathrooms

Driveway and Integral Garage

Lovely Garden to Rear

Exceptional Family Home





Floorplan

Internal Living Area 1698 sq ft / 157.75m2 (excluding garage)



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General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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