



ERICA DRIVE, WHITNASH

complete ●●●  
SALES & LETTINGS





"The owners have created a tranquil open-plan home with wonderful landscaped gardens and a double garage! Well positioned in this cul-de-sac, with close access to the sought-after local schools and the Leamington Golf Club & countryside on your doorstep!"





A spacious & upgraded detached home built in 2001 by Crest Nicholson Homes, with a double garage in a peaceful cul-de-sac location close to the picturesque Leamington Golf Course in Whitnash. The stylish home comprises a large entrance hall, a study, a guest WC and a beautifully opened-up living space downstairs for a kitchen/family/diner. There is a utility, four double bedrooms, two en-suites, a stylish family bathroom, a garage, two parking spaces and beautifully landscaped front and rear garden gardens. Whitnash is great for the M40, Jaguar Land Rover, countryside walks and access to the Leamington train station.



Its in the details...

#### Hallway

Engine door leads into the spacious hallway, which has timber wood flooring, a radiator and carpeted stairs leading to the first floor, with understairs storage cupboard. Doors lead to the dining area, study, WC and glazed internal French doors through the fabulous open-plan kitchen lounge diner.

#### Guest WC

Fitted with luxury vinyl tiled slate effect flooring, a toilet, a pedestal hand wash basin, a tiled splash-back, a painted radiator, vibrant decoration, down-lights and an extractor.

#### Study

We have a continuation of wood flooring, there is a radiator and a uPVC double glazed window.

#### Kitchen Living Diner

##### Living Area

Fitted with wood flooring, two traditional white two-column radiators, a stone feature central fireplace and uPVC double glazed French doors to the garden with side matching uPVC double glazed windows. There is a further four-column traditional white radiator and there is an opening through to the dining room and fully opened to the kitchen breakfast.

##### Dining Area

A continuation of the timber flooring, excellent space for a large dining table, coving to the ceiling, four-column traditional white radiator and a uPVC double glazed window.

##### Kitchen Breakfast

This area is marked with tiled flooring and has been re-fitted with a white gloss fitted kitchen, with brushed chrome modern handles which include a Corrian style white squared worktop, one-&-half bowl stainless steel Franke sink with drainer and mixer tap. There is space for a range-style gas cooker, a blue glass splash-back and an extractor. There is under-counter lighting, housing for an upright fridge freezer, space and plumbing for a dishwasher and space for a wine fridge. There is an interconnected large beach breakfast bar with potential seating for 4- 5 people.

##### Utility

With a continuation of the tiled flooring, matching units to the kitchen- white gloss with chrome handles and Corrian style worktop with one bowl stainless steel sink with surface mounted mixer tap. There is a cupboard housing the gas boiler. There is a radiator, an extractor and a uPVC double glazed door to the drive. Space and plumbing for a washing machine.

##### Landing

A carpeted landing, painted balustrade, airing cupboard with hot water tank and a loft hatch to the part-boarded loft. Doors to the four bedrooms and family bathroom.

##### Bedroom One

Spacious master bedroom with timber flooring, fitted wardrobes, a radiator and a uPVC double glazed window overlooking the rear garden. There is a door to the en-suite.

##### En-Suite

A stylishly fitted en-suite with modern grey tiling, concealed waste toilet with vanity storage and sink with a chrome mixer tap. There is a chrome towel radiator, LED mirror light, chrome electric shaver point, down-lights, an extractor, a large shower enclosure with a glass door and a rainfall-style thermostatic shower with handheld attachment. Grey-click laminate flooring.

##### Bedroom Two

A good size 2nd bedroom with a uPVC double glazed window to the front elevation, fitted wardrobes, a radiator, a feature-painted wall and a door to the en-suite.

##### En-Suite

Tiled shower enclosure with bi-glass shower door, thermostatic mains shower, pedestal hand wash basin, a toilet, a radiator, an electric shaver point, an extractor, down-lights, tiled splash-back and a uPVC double glazed window.







#### Bedroom Three

A double bedroom with a radiator and a uPVC double glazed window with a pleasant view of the rear garden. Ample space for bedroom furniture.

#### Bedroom Four

Another double bedroom with a uPVC double glazed window overlooking the front elevation. An alcove which would be suitable for wardrobes and there is a radiator.

#### Bathroom

Stylish bathroom fitted with a modern white suite comprising of a deep double ended bath with glass shower screen, rainfall thermostatic shower and a handheld attachment. A pedestal hand wash basin & chrome mixer tap, a toilet, a chrome plate towel radiator, a mirror cabinet, an electric shower point, a useful tiled shelf, fully tiled walls, click laminate flooring, down-lighting and an extractor.

#### Rear Garden

A professionally landscaped garden with an area of decking and stoned areas perfect for planting and pots. A white porcelain tiled pathway leads to a terrace with an aluminium pergola. Door to the double garage. Exterior lighting, outdoor tap. The garden is retained with painted timber fencing and has some planted bamboo. There is also a small tree and side planting. Gate through to the drive.

#### Front Garden

Landscaped front garden with a beautiful stone and planted finish. A porcelain white tiled pathway leads to the front door under an attractive timber-built porch, with a brick base and tiled roof. There is outdoor light, plenty of planting and a laurel bush.

#### Double Garage

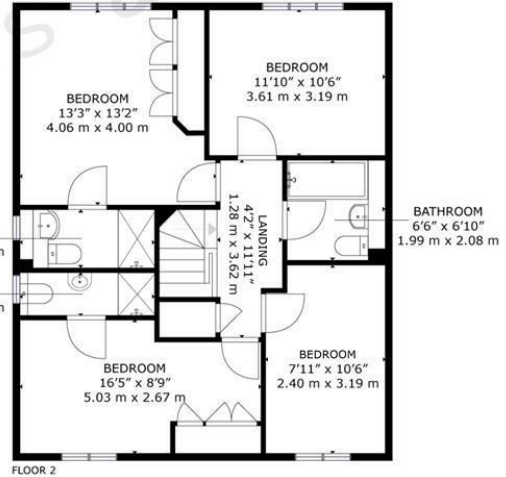
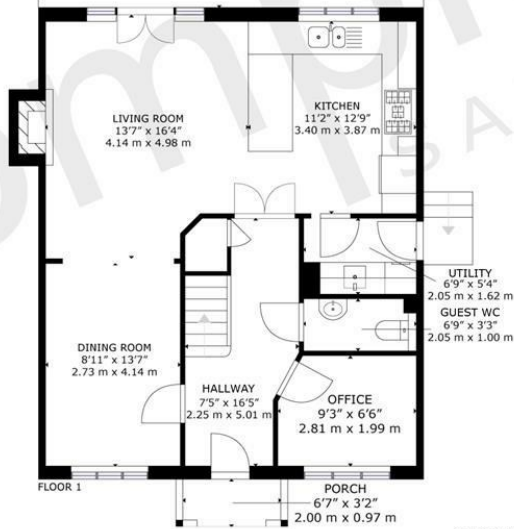
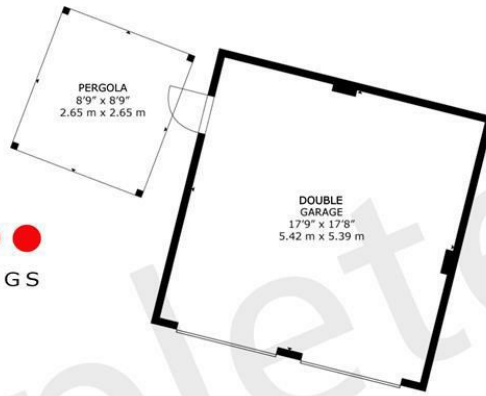
Brick-built double garage, with tiled roof, power, lighting and two up-and-over doors. Eaves storage.

#### Parking

Parking for two cars side-by-side on a tarmac drive.







**GROSS INTERNAL AREA**  
**FLOOR 1: 721 sq.ft, 67 m<sup>2</sup>; FLOOR 2: 721 sq.ft, 67 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 312 sq.ft, 29 m<sup>2</sup>; DECK: 215 sq.ft, 20 m<sup>2</sup>**  
**PATIO: 75 sq.ft, 7 m<sup>2</sup>; PORCH: 21 sq.ft, 2 m<sup>2</sup>**  
**TOTAL: 1442 sq.ft, 134 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Location**

Located on a sought-after residential development in Whitnash, a southern suburb of Leamington Spa close to Warwick Gates, Erica Drive is a cul-de-sac close to the Leamington & County Golf Course and surrounding countryside. Well positioned for access to M40, Whitnash has a variety of social clubs, pubs, shops, parks and great local School catchments such as Briar Hill, St Josephs and Myton School. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens and a range of excellent private and state schools, it is a very popular place to live.





