



ERICA DRIVE, WHITNASH

complete ●●●  
SALES & LETTINGS





A 1970's extended end terrace property perfectly situated on a large corner plot, in the popular sought-after location of Whitnash, South Leamington Spa. This home offers a fantastic blend of space, modern convenience, and desirable outdoor living. The extended and spacious ground floor comprises a porch, entrance hall, kitchen, living room, dining room and study. On the first floor you'll find two generous double bedrooms and the family bathroom.



It's in the details...

#### Ground Floor

**Porch:** A modern composite entrance door with porthole windows leads into the brick porch, featuring a UPVC double glazed window to the front. A timber door provides access to the main hallway.

**Hallway:** Tiled effect laminate flooring, staircase leading to the first floor, with an accent wallpapered wall, complemented by a wall light. Open access leads to the kitchen, and a door opens to the lounge.

**Kitchen:** The bright and functional kitchen is designed for convenience, featuring light, traditional-style cabinetry with contrasting dark worktops. White subway tiles provide a bright splashback surface, and a continuation of the dark tiles effect laminate flooring from the hall makes this a pleasant cooking environment with ample work surface, space for essential appliances and storage space.

**Lounge:** This welcoming spacious room boasts timber-effect laminate flooring and a decorative brick fireplace with a substantial timber mantle. Benefiting from open under-stairs storage and open access to the dining room. The room is kept cosily warm by a large double radiator with Hive thermostat and features uPVC double-glazed French doors, with matching side windows, that open out to the garden.

**Dining Room:** A lovely continuation of the timber-effect laminate flooring, this room features a stylish feature wallpaper wall, coving, and a radiator with Hive thermostat. Light floods in from a large uPVC double-glazed window overlooking the rear garden, and uPVC double-glazed French doors that lead out to the side garden. A door connects through to the dedicated study.

**Study:** A perfect dedicated space for working from home, complete with timber laminate flooring, coving, down-lights, and a uPVC double-glazed window to the front. A notable feature is the underfloor heating for year-round comfort.



#### First Floor

**Landing:** Recently recarpeted, with feature wallpaper and half-height panelled walls. It provides access to both double bedrooms and the bathroom, complete with coving and a loft hatch as well as space at the top of the landing for a storage unit.

**Primary Bedroom:** A spacious double bedroom featuring a stylish feature wallpaper wall, coving, and wall lighting. Recently recarpeted, it benefits from a large uPVC double-glazed window to the front, radiator with Hive thermostat and includes a storage cupboard over the stairs that houses the Worcester Bosch Condensing gas boiler, plus ample open storage.

**Bedroom Two:** A comfortable double bedroom, recently recarpeted, with coving, a radiator with Hive thermostat, and a uPVC double-glazed window overlooking the rear garden.

**Bathroom:** Fitted with a crisp white suite, including a bath with a chrome mixer tap and a thermostatic mains rainfall shower with a handheld attachment over. The shower is enclosed by a modern and recently replaced 4-panel shower screen. The suite also includes a toilet and a hand-wash basin with a chrome mixer tap. The room features a chrome towel radiator, an electric shaver point, down-lights, coving, tiled splash-back, and an obscured uPVC double-glazed window.



#### Outdoor Space & Parking

**Rear & Side Garden:** The property sits on a fantastic size wraparound garden with substantial patio areas to the rear and side for entertaining and children to play. The garden is thoughtfully landscaped with timber-retained barked bedding areas and a lawned area, with space for a large children's climbing frame, retained by sleepers, offering attractive border areas.





#### Summer House:

This decent-sized structure is a superb home office or garden retreat. It is equipped with power, lighting, tiled flooring, insulation and uPVC double-glazed French doors and windows. Crucially for remote working, it is connected with an armored ethernet cable capable of supporting high-speed broadband.

#### Driveway:

A great corner drive with printed block-effect concrete, providing parking for 2-3 cars. A timber fence and gate lead to the side garden. The outside space also includes an outdoor tap and light.

#### Location

Erica Drive is located on a sought-after residential development in Whitnash, a popular southern suburb of Leamington Spa, close to Warwick Gates and surrounding countryside.

#### Local Amenities:

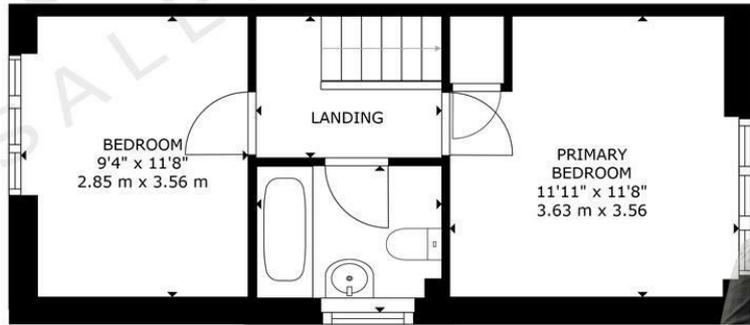
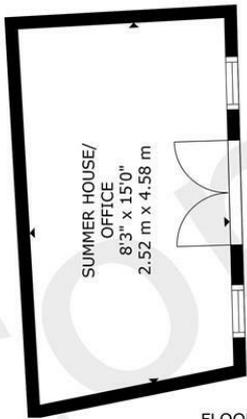
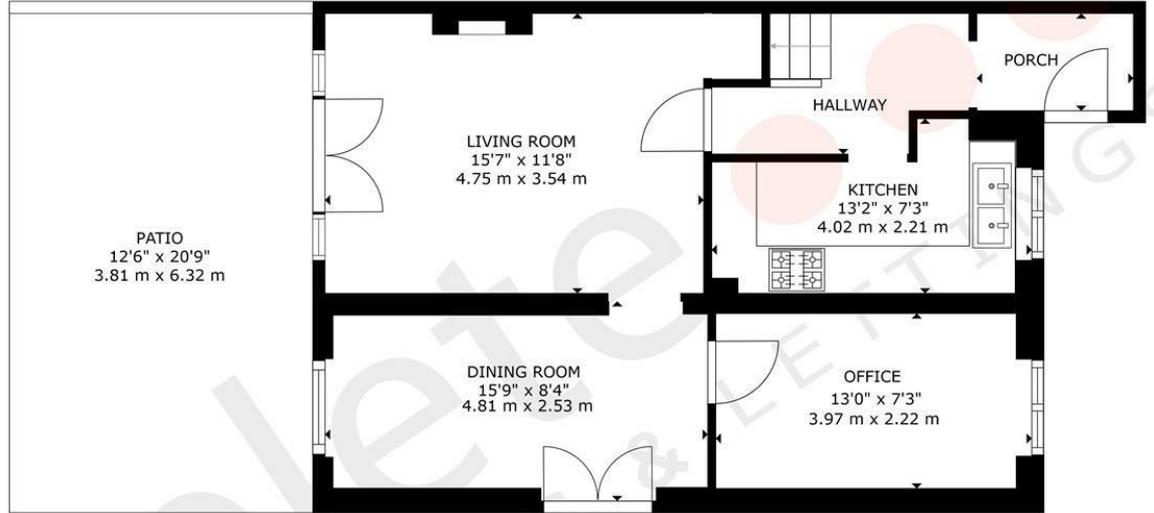
Just 6 minutes walk to the local schools, and in catchment for the following primary schools: Briar Hill, St Margarets, St Josephs, and secondary schools: Oakley School, Campion School and Myton School. 2 minutes walk to the end of the road you'll find the local doctors surgery, alongside a hairdressers, chinese takeaway, convenience store and pub, whilst just 5 minutes walk away you'll find the local park and playground for the kids, and 5 minutes in the opposite direction you'll find yourself at Whitnash Recreation Ground, perfect for dog walking and football games. You're also just a stone's throw from the Leamington & County Golf Course.

Whitnash itself boasts a variety of social clubs, pubs, shops, and parks. You'll also have easy access to everything Leamington Spa has to offer, including a great choice of high street and boutique shops, restaurants, cafés, and bars, all set among stunning architecture, tree-lined avenues, and beautiful parks. Not to mention the wonderful events regularly put on by Leamington BID including food and art festivals.

#### Commuters

The location is also ideal for commuters, with the number 1 bus route going from the end of the road every 20 minutes with routes into Leamington Spa and onto Warwick, and convenient access to the M40 and A46 towards Coventry, with easy access onwards to the M6/M69 and M45 for drivers. Not to mention the fantastic train routes from Leamington Train Station (10 minutes away by car) with Birmingham just 35 minutes away and London just over an hour.





**GROSS INTERNAL AREA**  
FLOOR 1: 731 sq. ft, 67 m<sup>2</sup>, FLOOR 2: 350 sq. ft, 32 m<sup>2</sup>  
TOTAL: 1,081 sq. ft, 100 m<sup>2</sup>  
EXCLUDED AREA: PATIO: 259 sq. ft, 24 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY

The Leamington Property Expert





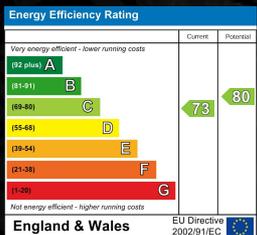
RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VARY

- An Extended Semi Detached
- Lounge & Kitchen
- Study & Dining Room
- Off Road Parking 3 Cars
- Landscaped Gardens
- Tow Double Bedrooms
- Close To Golf Club
- Corner Plot
- Summer House/Garden Office
- Popular Whitnash



## ERICA DRIVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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