



ERICA DRIVE, WHITNASH

complete ●●●
SALES & LETTINGS





An extended and very stylish 1970s link semi-detached located in the very popular Whitnash location of South Leamington. The home comprises An entrance hall, study, a stylish quartz centre island family kitchen diner with bi-folding doors to the garden. There is a utility and guest WC. On the first floor are three bedrooms, the main bedroom having a en-suite bathroom and a walk-in wardrobe. There is a bathroom. Outside is a landscaped garden and a block paved drive to the front for parking two cars. Close to good local schools, The Leamington & County golf club, has good access to the M40, Leamington train station and Jaguar Land Rover.



It's in the details...

Hallway

A uPVC double glazed entrance door, with side matching window leads into the hallway, which has a black tall radiator, a carpeted staircase leads to the first floor and there is a metal box electric consumer unit. There's grey timber effect laminate flooring and doors through to the study and open plan, family kitchen diner.

Study

With down-lights, a radiator and a uPVC double glazed window.

Living Family Kitchen Diner

A wonderful plant space with timber effect laminate flooring there's an array of spotlights and ceiling Bluetooth speakers. There is by folding panoramic door to the garden and a feature wallpaper wall and under stairs storage cupboard.

Kitchen

The kitchen has a heritage style mat grey fitted kitchen with chrome handles with a wonderful quartz worktops which include a one and a half bowl sunken sink with mixer tap and engraved drainer. There is a centre island unit with a quartz worktop, an induction down-draught hob, plenty of storage and a breakfast bar lip for four chairs. There is a fitted dishwasher, a fitted full height, large capacity fridge and there is a double fitted oven.

Utility

With a continuation of the grey timber effect laminate flooring, there is open storage and shelving which has plumbing for a washing machine, space for a dryer and housing for a freezer. There are down-lights, an extractor and a door through to the guest WC.

Guest WC

With grey tiled flooring, vanity storage unit with sink and mixer tap, a toilet and a feature tiled wall. There's downlights, and extractor, a chrome towel radiator and a uPVC double glazed window.



Landing

A carpeted landing with painted balustrade, down-lights and modern doors through to the three bedrooms and family bathroom. Loft hatch to the part-boarded loft which has a ladder.

Bedroom One

Double bedroom, with feature wallpaper wall, down-lights, square opening through a dressing area which has fitted wardrobes and shelving, down-lights and a uPVC double glazed window. Door through to en-suite.

En-Suite

A fully tiled stylish en-suite with a sliding glass door to a double width shower enclosure, with a rainfall mains shower and a handheld attachment. There is a tiled boxing, a vanity storage unit with a sink and mixer tap as well as a concealed cistern toilet. There is a fitted LED heated mirror, an electric shaver point, downlights, an extractor and a chrome towel radiator.



Bedroom Two

A double bedroom with feature wallpaper wall, a radiator and a UPVC double glazed window.

Bedroom Three

A single bedroom which has a radiator and a uPVC double glazed window overlooking the garden.

Bathroom

A stylish bathroom that has a white p-shaped bath, with a glass shower screen, a rainfall mains shower with a handheld attachment and mixer tap to the bath. There is a toilet, a white towel radiator, tiled floor and two walls, a vanity storage unit with sink and mixer tap. There is an extractor, down-lights and a uPVC double window.



Rear Garden

There's an area of patio, steps lead up to the lawn which has bedding borders further stone steps up to the deck area which has a gate through to rear passage. There is outdoor lighting and electric sockets.



Driveway

Block-paved drive for parking two cars side-by-side and there is a step undercover to the front door.

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:

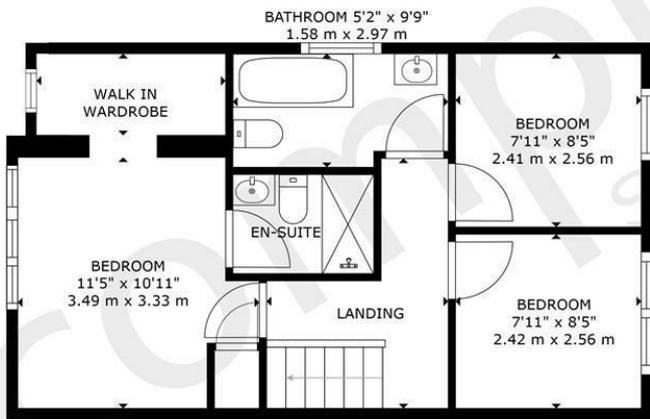
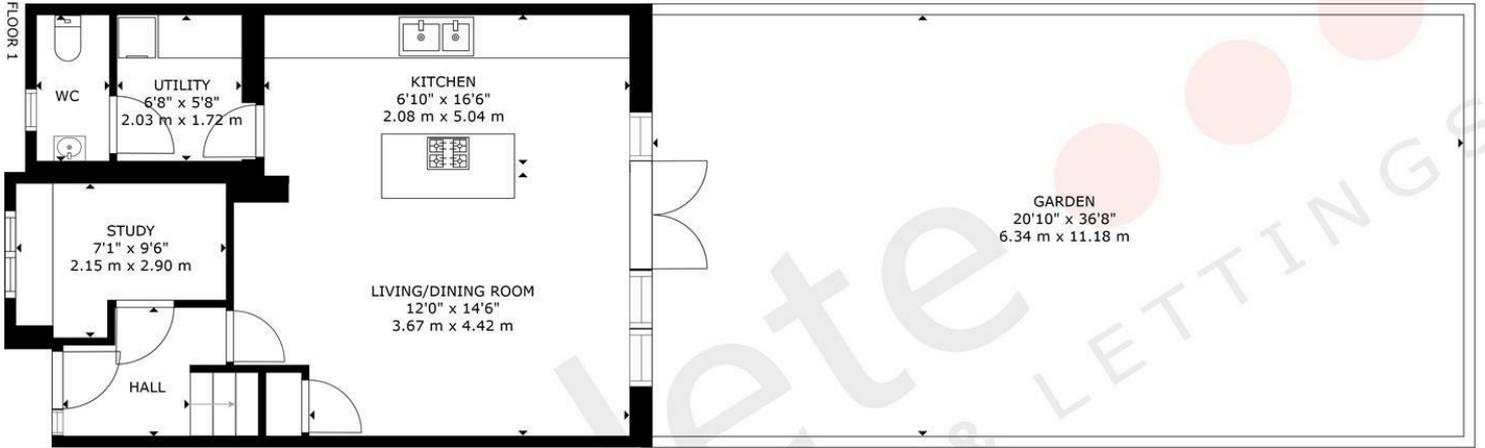
Just 6 minutes walk to the local schools, and in catchment for the following primary schools: Briar Hill, St Margarets, St Josephs, and secondary schools: Oakley School, Campion School and Myton School. 2 minutes walk to the end of the road you'll find the local doctors surgery, alongside a hairdressers, 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.





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GROSS INTERNAL AREA
FLOOR 1: 515 sq. ft, 47 m², FLOOR 2: 455 sq. ft, 42 m²
TOTAL : 970 sq. ft, 89 m²
EXCLUDED AREAS : PATIO: 763 sq. ft, 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert





- Extended Stylish Home
- Three Bedrooms
- Family Kitchen Diner
- Utility & Guest WC
- Family Bathroom
- Link Semi Detached
- Study
- Quartz Centre Island & Bi-Folds
- En-Suite & Dressing Area
- Garden & Parking



ERICA DRIVE, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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