



78 Erica Drive

Leamington Spa **CV31 2RW**

Offers Over £550,000

78 Erica Drive

Whitnash

Being attractively positioned 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 has recently undergone a number of significant improvements including re-fitting of the kitchen, replacement of all internal doors, re-carpeting to the upper two storeys and the replacement of external fascias. The exceptionally spacious and contemporary open plan kitchen/dining room is one of the most striking features of the property with the ground floor also boasting a utility room and appealing garden room to the rear. 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 accommodation is complemented externally by well tended gardens to front and rear, along with a 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 and is conveniently, yet quietly, positioned.

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.

ON THE GROUND FLOOR

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, wood grain effect flooring and oak 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")
A spacious open plan kitchen/dining room is one of the undoubted features of the house with the kitchen area having been recently re-fitted in an attractive range of contemporary style units in a light grey finish and surmounted by granite effect worktops with white splashbacks. The units incorporate an excellent range of storage solutions comprising base cupboards, pan drawers and coordinating wall cabinets, along with space for a range style cooker, over which is an AEG filter hood and integrated dishwasher.

To the dining room there is a central heating radiator along with UPVC double glazed windows to front and rear elevations, whilst the flooring throughout the entrance hall, kitchen/dining room and inner lobby has been recently replaced with high quality wood grain effect flooring.

INNER LOBBY

With central heating radiator, recently replaced wood grain flooring extending through from the kitchen, 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

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

Having recently been re-carpeted 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 recently replaced carpet throughout, stylish feature fireplace which forms a focal point to the room, being in white granite with matching hearth and inset log effect electric fire, UPVC double glazed windows to front and rear elevations and two central heating radiators.

GUEST SUITE

SITTING ROOM

2.69m x 2.67m (8'10" x 8'9")
With newly fitted carpets, UPVC double glazed window, central heating radiator and door to:-

BEDROOM FOUR

3.30m x 2.69m (10'10" x 8'10")
With newly fitted carpet, UPVC double glazed window, central heating radiator, 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

Features

Modern Three Storey Detached House

Quiet Tucked-Away Position

Spacious First Floor Lounge

Newly Re-Fitted Dining Kitchen

Four Bedrooms

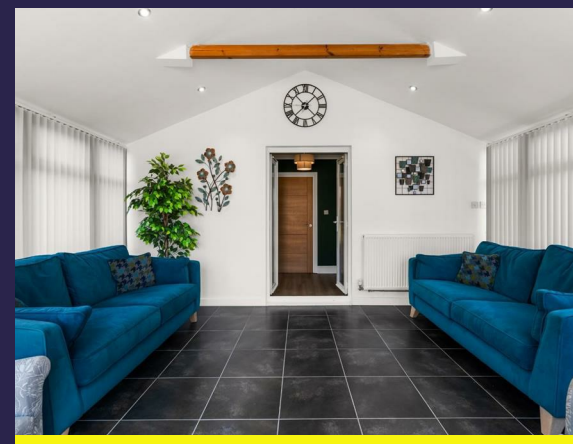
Three Bathrooms

Driveway and Integral Garage

Delightful Rear Garden

Recently Re-decorated Throughout

Postcode for sat-nav - CV31 2RW





Floorplan

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



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General Information

Tenure
Freehold

Fixtures & Fittings

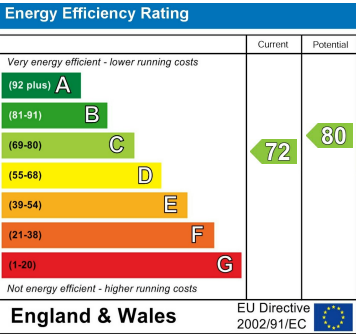
Services

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



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