



# Cross Keys Estates

Opening doors to your future



14 Kneele Gardens  
Plymouth, PL3 5RW  
Offers In Excess Of £425,000 Freehold





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Cross Keys Estates are delighted to present for sale this stunning executive style detached home located within the highly sought after and respected area of Hartley Vale. This wonderful family home has undergone a thorough program of refurbishment and now boasts bright and spacious accommodation comprising of an entrance hallway, modern fitted kitchen/dining room, sitting room with feature log burner, conservatory, utility room, downstairs bedroom equipped with shower and WC, upstairs three ample double bedrooms, main family bathroom and two large loft rooms. Externally the property offers a large gated driveway, to the rear a fantastic generously proportioned rear garden with storage shed, patio area, lawn and graveled section. In close proximity to a host of amenities, transport links and schooling this property is exceptionally convenient and would make an ideal multi generational

- Executive Detached Home
- Four Double Bedrooms
- Ideal Multi Generational Property
- Perfect Family Home
- Gated Multi Vehicle Driveway
- Stunning & Refurbished
- Cellar/Crawl Space & Loft Rooms
- Close To Schools & Amenities
- Generous Rear Garden
- EPC - D63





## Hartley Vale

This enviable position affords the property easy access to local amenities found in nearby Crownhill Village, Mutley Plain and Higher Compton along with easy access onto the A38 Dual Carriageway making it an ideal location for commuters looking to head into Cornwall via the Tamar Bridge which is just a few minutes drive away or to the rest of the UK via the M5 at Exeter. Hartley as a whole is very highly regarded locally as a desirable and affluent area of Plymouth due to its abundance of beautifully designed and generously sized family homes. The area is well served by local schools with Compton C of E Primary School being just a short distance away and very popular, along with Eggbuckland Secondary School which is also quite popular. Regular bus routes operate nearby giving access into Plymouth City Centre which is just a short drive away and to other areas all across the city.

## Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airport located in Exeter (49 miles away).

## Entrance Hall

## Kitchen/Dining Room

17'7" x 9'9" (5.36m x 2.97m)

## Utility Room

7'8" x 11'9" (2.33m x 3.58m)

## Sitting Room

18'3" x 10'8" (5.55m x 3.24m)

## Study

7'3" x 7'1" (2.20m x 2.17m)

## Conservatory

## Bedroom 4

14'5" x 11'9" (4.40m x 3.58m)

## WC

## Landing

## Bedroom 1

19'11" x 12'4" (6.08m x 3.75m)

## Bedroom 2

10'2" x 10'8" (3.11m x 3.24m)

## Bedroom 3

7'8" x 10'8" (2.34m x 3.24m)

## Bathroom

## Loft Room 1

12'9" x 10'8" (3.89m x 3.24m)

## Loft Room 2

12'9" x 10'8" (3.89m x 3.24m)

## Rear Garden

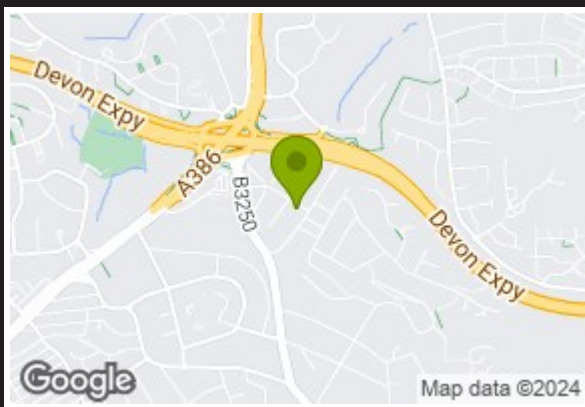
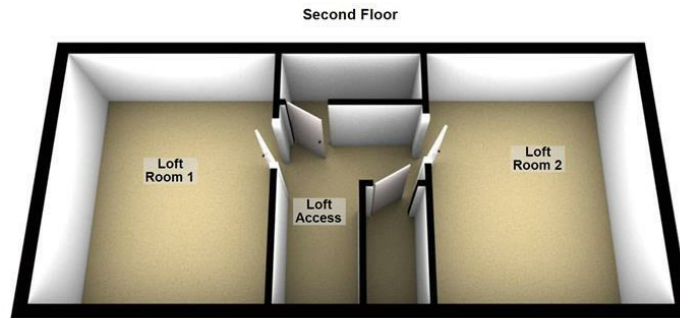
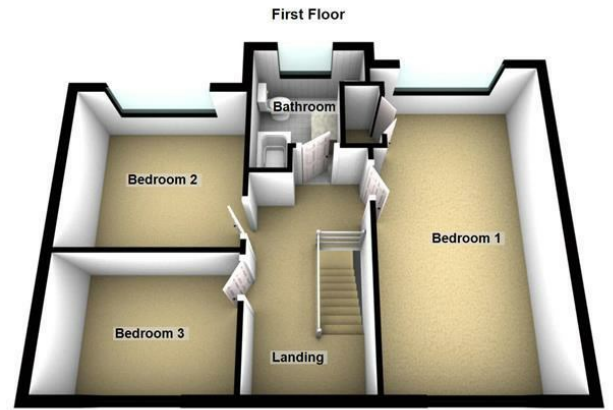
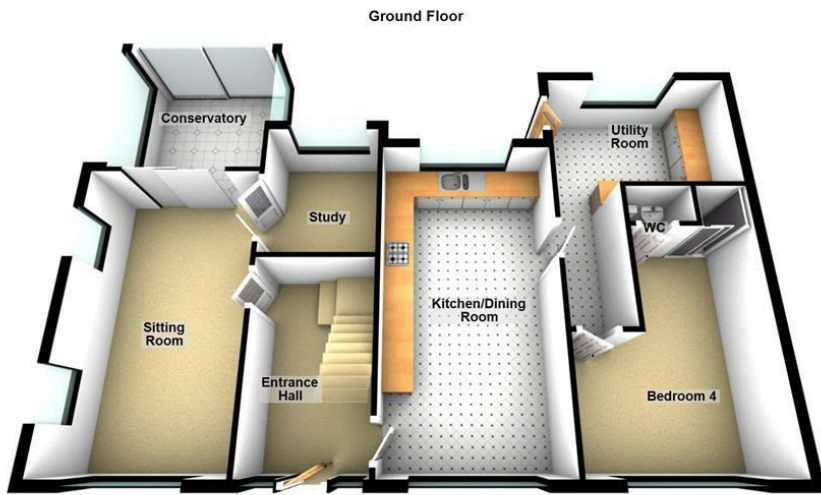
## Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk

## Lettings

Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018





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		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band D



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