



# Cross Keys Estates

Opening doors to your future



1 Leatfield Drive  
Plymouth, PL6 5HP  
Guide Price £950,000 Freehold





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**\*\* Guide £950,000 - £1,000,000 \*\***

Cross Keys Estates are delighted to bring possibly the best house in Plymouth to the market. Nestled in a highly sought-after residential part of Derriford, this modern detached house is a true gem. Boasting more luxurious accommodation than your average mansion house, this property offers such a huge space for comfortable family living yet with such a high-end stylish finish, allows you to actually enjoy a matching lifestyle. The property's six bathrooms, each designed in a spa-style, ensure that luxury and relaxation are never compromised. With parking available for up to six vehicles, convenience is at the forefront of this residence. What sets this property apart is its impeccable finish and attention to detail.

- Simply Stunning Large Family Abode
- Vast Open Plan Ground Floor Living Space
- Five Spa Inspired Fitted Bath Rooms
- Separate Laundry Room, Utility Room
- EPC B86 = Eligible For Green Mortgage

- Amazing High End Contemporary Interior
- Five Double Bedrooms, Dressing Rooms
- Superb Second Floor Seating Sun Terrace
- Amazing Sunny Private Enclosed Garden
- Probably The Best Property In Plymouth!





## Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

### Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

### Derriford

The North of | Plymouth has now become one of the most popular residential areas of the city due to the superb houses and grounds that were developed there throughout the 60's, 70's and 80's. Leaffield Drive is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

### More Property Information

The ground floor features a vast American-inspired open living space, complete with a fabulous fitted kitchen, stunning dining area, and a grand lounge with bi-fold doors out to the sun terrace and garden- perfect for entertaining guests, alfresco dining or simply unwinding after a long day. Additionally, the top floor presents the option for multi-generational living if you have a growing teen or an older relative in residence or, as it has been in the past, a work from home business. The two rear facing bedrooms enjoy Juliet balconies and there is fabulous enclosed seating balcony on the top floor accessed from the living room. This property has "in roof" fitted solar panels to ensure that energy bills are minimised, CAT 6 wiring throughout and ample storage space which add to the practicality of this home. There really are far too many fantastic details to this property to list. With a B rated EPC, this property not only offers the highest spec of luxury but also qualifies for a green mortgage deal, making it an environmentally friendly choice. From top to bottom, this house exudes sophistication and elegance, making it a standout option in Plymouth's real estate landscape

### Entrance Hallway

### Snug / Cinema Room

17'9" x 12'0" (5.41m x 3.65m)

### Open Plan Living Room / Kitchen

28'8" x 36'1" (8.74m x 10.99m)

### Utility Room

12'4" x 5'4" (3.75m x 1.62m)

### Shower Room

### Coats & Shoe Room

### Integral Garage

### Landing

### Master Bedroom

16'3" x 13'6" (4.96m x 4.12m)

### Dressing Room

13'3" x 8'9" (4.05m x 2.67m)

### En-suite Bathroom

### Bedroom 2

17'8" x 14'1" (5.39m x 4.30m)

### Bathroom / Ensuite

### Bedroom 3

13'0" x 11'10" (3.96m x 3.60m)

### En-suite

### Bedroom 4

14'6" x 13'1" (4.41m x 4.00m)

### En-suite

### Laundry Room

10'4" x 7'9" (3.14m x 2.37m)

### Landing

### Office/Lounge

8'7" x 17'7" (2.61m x 5.35m)

### Roof Terrace Balcony

9'4" x 12'4" (2.84m x 3.75m)

### Dressing Room

6'7" x 8'11" (2.00m x 2.71m)

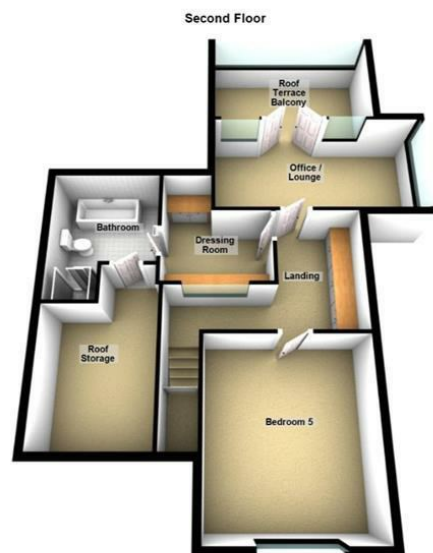
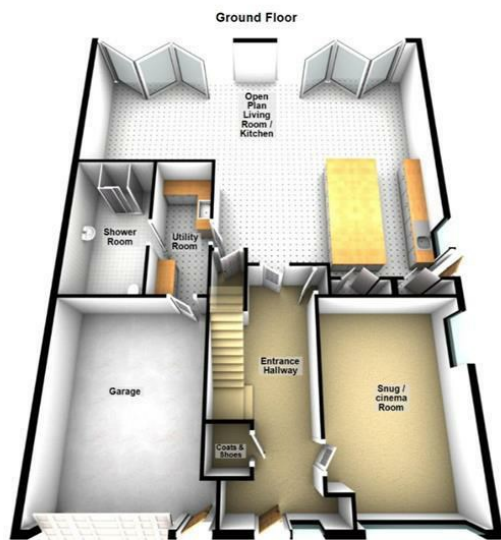
### Bedroom 5

14'4" x 12'7" (4.38m x 3.83m)

### Bathroom

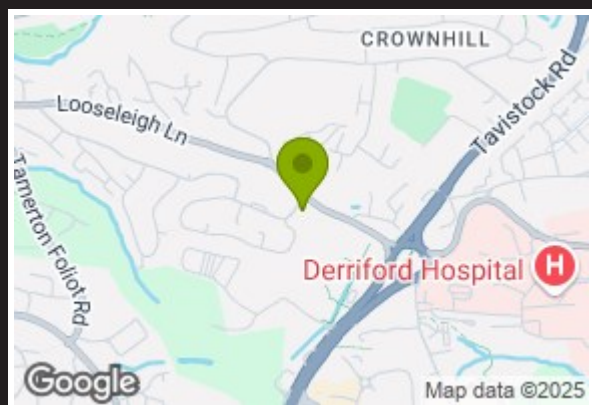
### Gardens & Surrounding Area





## Cross Keys Estates

Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 E**



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