

Cross Keys Estates

Opening doors to your future



4 Elford Drive
Plymouth, PL9 7ND
Guide Price £430,000 - £450,000 Freehold



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Cross Keys Estates are delighted to bring this stunning waterfront property to the open market. Nestled in the picturesque village of Oreston, Elford Drive presents a simply stunning detached family residence that boasts breath-taking waterfront views. This remarkable property, built in the 1970's, has been thoughtfully extended and refurbished to a high standard by the current owner, ensuring it is immaculately presented throughout. Upon entering, one is greeted by two spacious reception rooms, perfect for both relaxation and entertaining. The sitting room features a working log burner & offers a warm and inviting atmosphere, while the dining room, complete with an entertainment area, is ideal for hosting family gatherings or dinner parties. The large fitted kitchen/breakfast room is a chef's delight, providing ample space for culinary creations and casual dining.

- Simply Stunning Waterfront Residence
- Extended & Fully Refurbished Throughout
- Large Fitted Kitchen / Breakfast Room
- Three Further Generous Bedrooms
- Generous Sized Double Driveway
- Highly Sought After Village Location
- Open Plan Living/Dining/Entertaining Area
- Ground Floor Guest Bedroom Ensuite
- Gardens And Glass Fronted Roof Terrace
- Early Viewing Essential, EPC = C70



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. There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Oreston

Oreston, formerly a village on the southern bank of the Cattewater, is now a suburb of Plymouth. It is recorded as Horestone on the 1591 Spry Map of Plimmouth. Oreston offers many small, local services. It is home to a small corner shop style shop called "The Quay News," a pub called "The King's Arms," a small dock and free public slipway in "Oreston Quay," and is home to approximately 3,000 residents. The Oreston Quay, home of the Plym Yacht Club, plays host to many different events including carnivals, concerts and is also a perfect spot for a picnic. The South West Coast Path passes through the village. There is a well-established community with the inclusion of a school. This school has grown and developed over the last few years and has, in some ways, made the area more popular as a place to live. The village suffered some bomb damage during World War II but escaped the extensive destruction experienced by other parts of Plymouth.

More Property Information

The ground floor features a guest double bedroom with an ensuite shower room, offering privacy and convenience for visitors. Ascending to the first floor, you will find three further generously sized bedrooms, each designed with comfort in mind, alongside a well-appointed family bathroom. One of the standout features of this property is the fabulous glass-fronted roof terrace, accessible from the landing. This unique space allows for stunning views and is perfect for enjoying the serene surroundings. For those with vehicles, the property offers off-road parking for two cars, complemented by an additional double garage and a double driveway, providing ample space for up to six vehicles. This exceptional home is ideally located close to Plymouth, making it a highly sought-after residence for families looking for both tranquillity and convenience. With its impressive features and stunning location, this property is not to be missed.

Entrance Porch

Reception Hallway

11'10" x 6'0" (3.61m x 1.84m)

Sitting Room

12'4" x 14'8" (3.75m x 4.46m)

Dining & Entertaining Room

9'4" x 14'8" (2.85m x 4.46m)

Utility Room

6'3" x 6'0" (1.91m x 1.84m)

Kitchen/Breakfast Room

9'4" x 15'3" (2.84m x 4.65m)

Primary Bedroom

13'11" x 9'9" (4.25m x 2.98m)

En-suite Shower Room

Landing

Roof Terrace Garden

17'5" x 9'9" (5.32m x 2.98m)

Bedroom 2

12'4" x 12'11" (3.77m x 3.94m)

Bedroom 3

9'3" x 12'11" (2.83m x 3.94m)

Bedroom 4

7'2" x 7'9" (2.19m x 2.35m)

Family Bathroom

Gardens, Driveway, Garage & Roof Terrace

Area Views

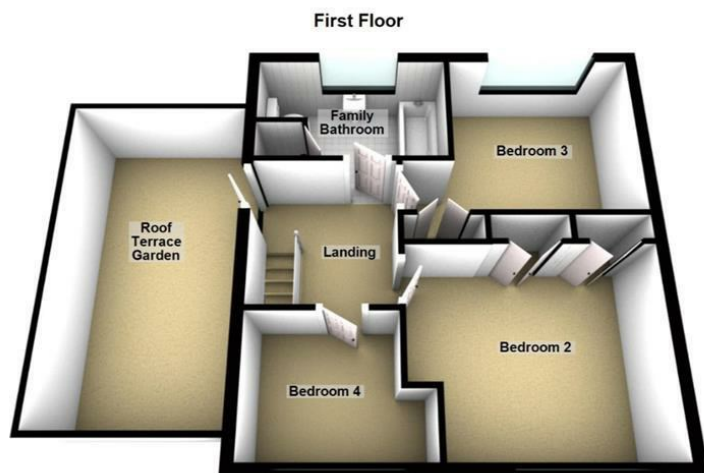
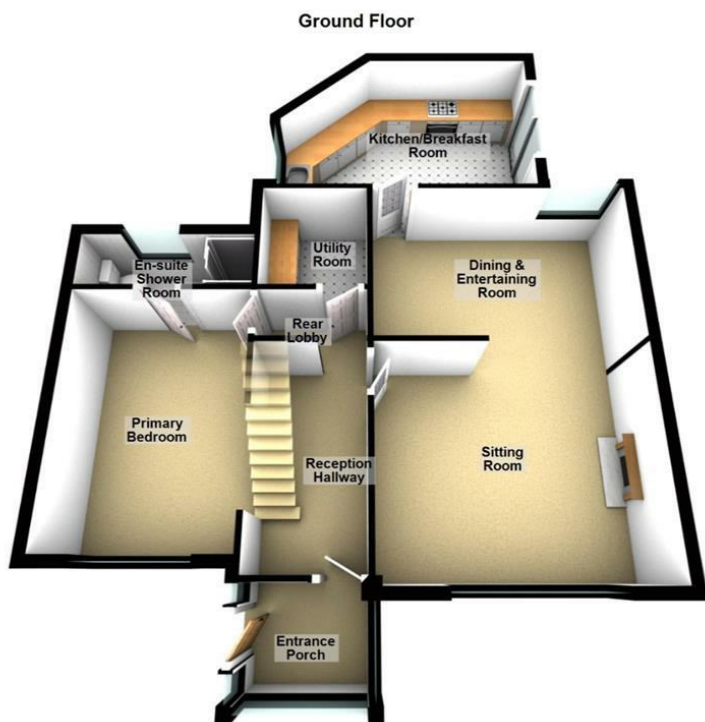
Cross Keys Estates Lettings Department

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 our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

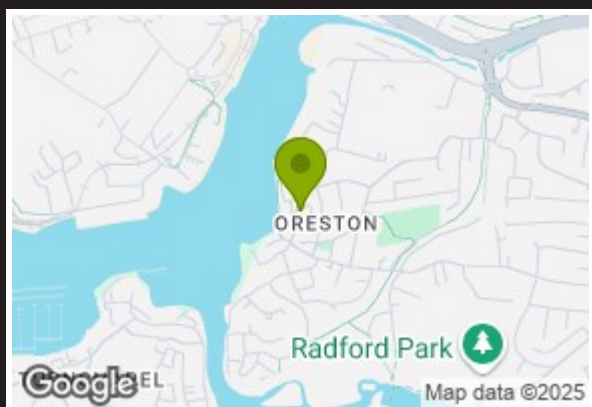
Financial Services

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





Cross Keys Estates
Residential Sales & Lettings



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 | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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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