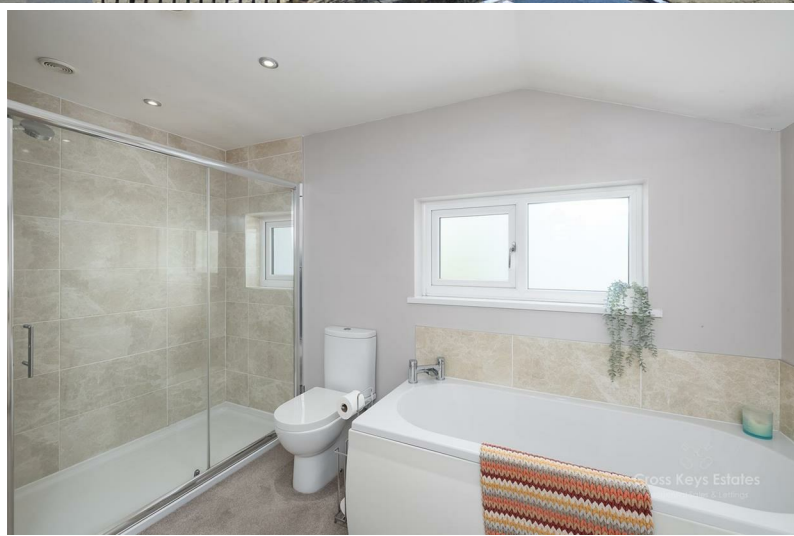
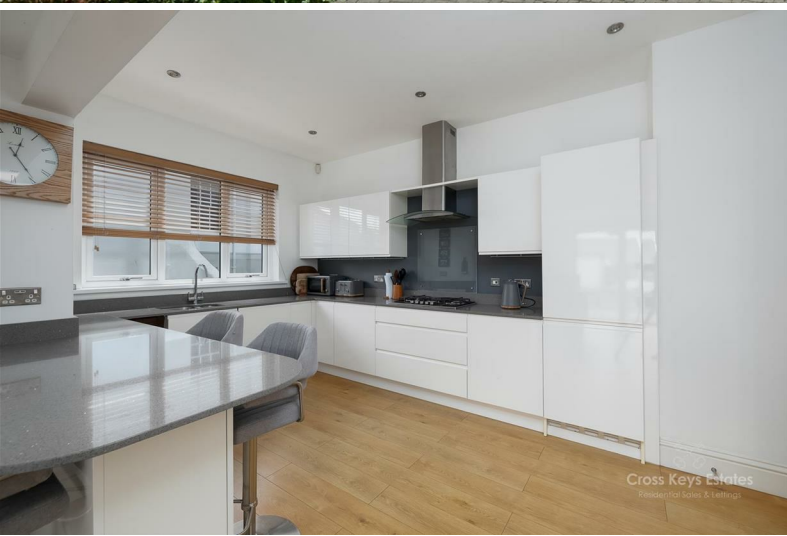




Cross Keys Estates

Opening doors to your future



3 Albemarle Villas
Plymouth, PL1 5QZ
Guide Price £900,000 Freehold



3 Albemarle Villas, Plymouth, PL1 5QZ

Guide Price £900,000 Freehold

** Guide Price £900,000 to £950,000 ** Nestled in the desirable Albemarle Villas area of Stoke, this immaculate detached villa, rebuilt post war built it offers a perfect blend of modern living and classic charm. With four spacious bedrooms and two well-appointed bathrooms in the main house, this home is ideal for families seeking comfort and style. Upon entering, you are greeted by a welcoming hallway that leads to a delightful sitting room featuring a cosy log burner, perfect for those chilly evenings. The dining room provides an elegant space for entertaining, while the contemporary open-plan kitchen, dining, and living area is designed for modern lifestyles. The bi-fold doors seamlessly connect this space to the lovely enclosed private rear garden, creating an inviting atmosphere for outdoor gatherings. The lower ground floor suite is a remarkable addition, comprising a large home office, a cinema room for movie nights, and a gym for fitness enthusiasts. This versatile space caters to all your needs, ensuring that work and leisure can coexist harmoniously.

- Stunning Immaculate Modern Detached Villa
- Four Double Bedrooms, En-suite, Family Bathroom
- Sitting Room, Dining Room, Log Burner, uPVC Dg
- Double Width & Double Height Garage/Workshop
- Easy Access To Naval Base, Schools, Colleges, City
- Separate One Bed Coach House With Potential
- Fabulous Open Plan Kitchen Living Dining Room
- Coach House / Annex Currently Used As AirBnB
- Rarely Available, Highly Sought After Location
- Beautiful, Versatile Family Residence, EPC = TBC



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.

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.

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.

Stoke

This property is located within the popular and well sought after Conservation Area of Stoke Damerell. Here you will find an excellent range of local facilities including good schools (Stoke Damerell Primary School, Plymouth College Junior School, Devonport High School for Boys), parkland, nearby Stoke Village which has a wide variety of high quality local independent shops and services. There is a regular public transport to the City Centre via either bus or train (Devonport Train Station located just off Portland Road). Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

More Property Information

Additionally, the property boasts a stunning one-bedroom coach house annex, which can serve as guest accommodation, an independent living space for family, or even a lucrative holiday rental. This flexibility adds significant value to the property. With parking available for up to four vehicles, convenience is at your fingertips. The villa is centrally heated and features uPVC double glazing throughout, ensuring warmth and energy efficiency. Situated just minutes from the waterfront and within walking distance to the city centre, this home is ideally located close to all local amenities. This property stands out in a rarely available and highly sought-after location, making it a must-see for discerning buyers. Don't miss the opportunity to make this exceptional home your own.

Ground Floor Entrance Hallway

13'2" x 10'10" (4.01m x 3.31m)

Sitting Room

16'6" x 12'11" (5.03m x 3.94m)

Dining Room

12'8" x 16'6" (3.86m x 5.04m)

Kitchen/Dining/Living Room

16'0" x 21'8" (4.88m x 6.60m)

Ground Floor Toilet

5'2" x 4'11" (1.58m x 1.50m)

Lower Ground Floor Home Office

12'6" x 9'3" (3.80m x 2.83m)

Cinema Room

Gym

8'8" x 8'2" (2.65m x 2.50m)

First Floor Landing

13'3" x 9'5" (4.03m x 2.88m)

Primary Bedroom

14'2" x 12'8" (4.31m x 3.86m)

En-suite Bathroom

9'7" x 6'3" (2.91m x 1.90m)

Bedroom 2

12'5" x 16'7" (3.79m x 5.06m)

Bedroom 3

11'10" x 12'0" (3.61m x 3.66m)

Bedroom 4

15'11" x 9'3" (4.86m x 2.81m)

Family Bathroom

9'0" x 10'8" (2.74m x 3.25m)

Gardens

Coach House Living Room

15'0" x 23'6" (4.57m x 7.17m)

Galley Kitchen

15'0" x 4'10" (4.57m x 1.48m)

Bedroom

15'0" x 23'5" (4.58m x 7.15m)

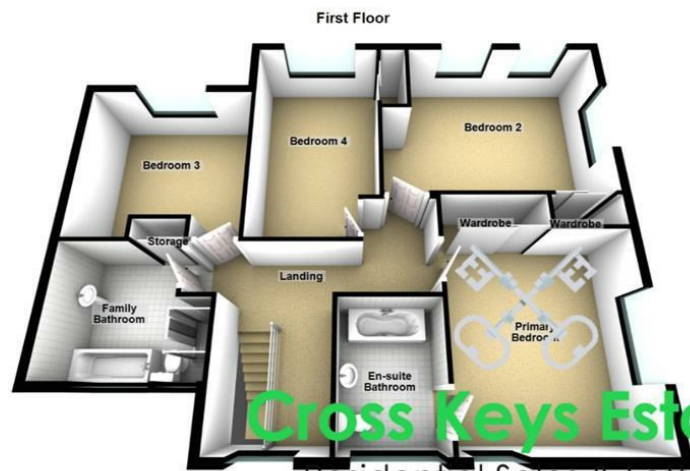
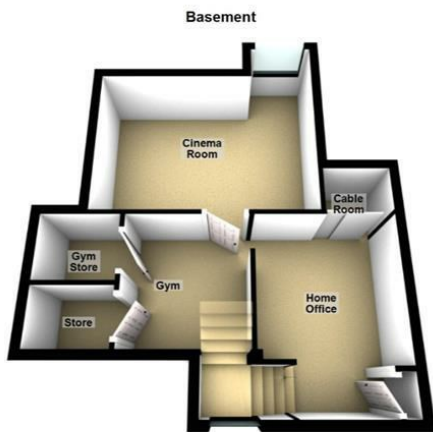
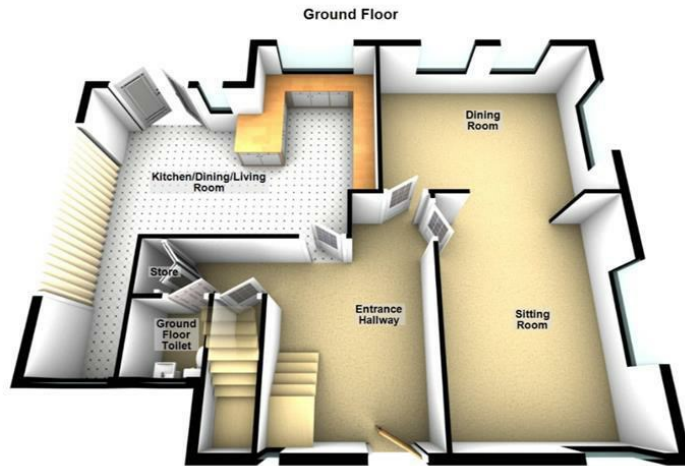
Bathroom

10'5" x 4'11" (3.17m x 1.50m)

Double Width Garage / Double Height

17'2" x 19'5" (5.22m x 5.92m)





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			
		58	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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 G



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