# Cross Keys Estates

## Opening doors to your future

3 Albemarle Villas
Plymouth, PL1 5QZ

Guide Price £900,000 Freehold

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** Guide Price £900,000 to £950,000 **
Cross Keys Estates are delighted to bring this superb property to the sales market. 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.

- 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 Plymouths' 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

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.

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

## 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

## 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

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

## En-suite Bathroom

## 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

## Gardens

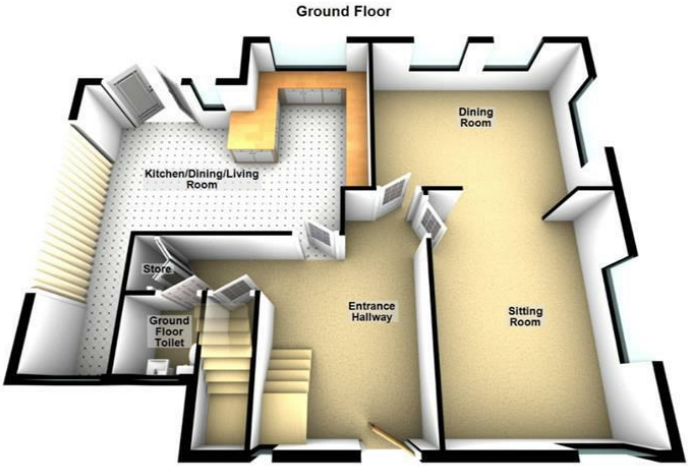
## Coach House Living Room
15'0" x 23'6" (4.57m x 7.17m)

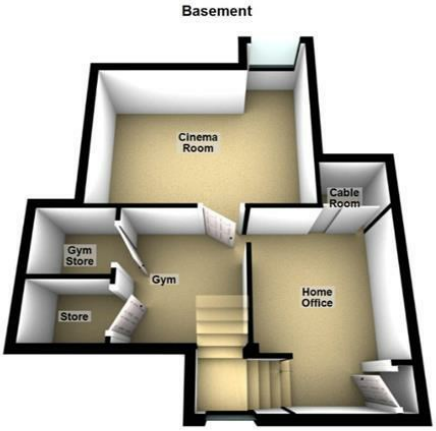
## Galley Kitchen
15'0" x 4'10" (4.57m x 1.48m)

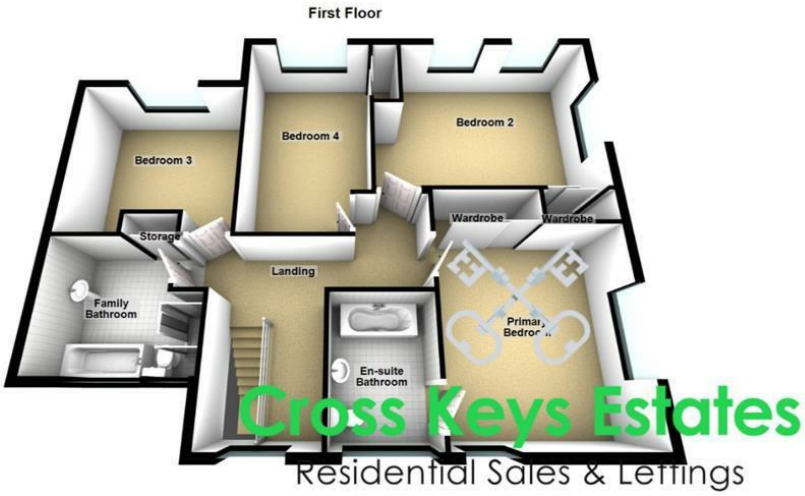
## Bedroom
15'0" x 23'5" (4.58m x 7.15m)

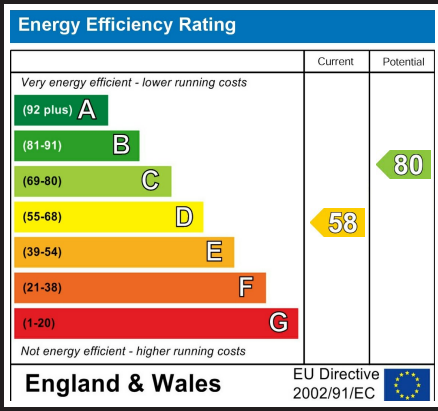
## Bathroom

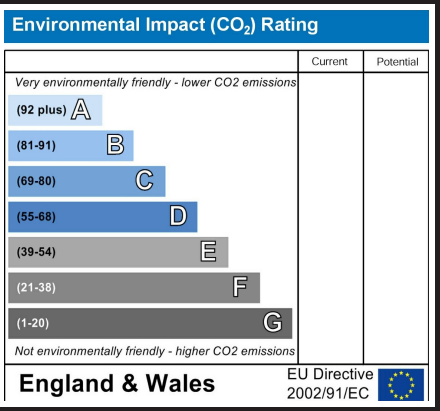
## Double Width Garage / Double Height



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Cross Keys Estates
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