Cross Keys Estates

Opening doors to your future

30 Lake View Drive

Plymouth, PL5 4JZ

Guide Price £325,000 Freehold

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** Guide Price £325,000 to £350,000 **
Cross Keys Estates is thrilled to present this exquisite semi-detached family home located on the picturesque Lake View Drive in Holly Park. This delightful property boasts three beautifully spacious bedrooms, each filled with natural light and offering fantastic far-reaching scenic views of the rolling fields and Tamerton Lake.
You will find a generous and bright sitting room that features a charming balcony, perfect for enjoying the tranquil surroundings. This inviting space seamlessly flows into a great-sized dining room, ideal for family gatherings and entertaining guests. The stylish modern fitted kitchen is another highlight, providing a wonderful backdrop for culinary creations while also benefiting from the stunning views.

- Exquisite Semi Detached Family Home
- Fantastic Far-Reaching Scenic Views
- Stylish Modern Fitted Kitchen
- Gorgeous Large Rear Garden, Games Room
- Off-Road Parking And Great Sized Garage
- Three Beautiful Spacious Bedrooms
- Generous Bright Sitting Room, Dining Room
- Sleek Bathroom and Separate Shower Room
- Highly Desirable Residential Location
- Early Viewing Strongly Recommended, 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.

Holly Park
Holly Park is a lesser-known area of Plymouth, very popular for families and first-time buyers alike, which is tucked away on the border of Tamerton Foliot and lies on the edge of Tamerton Lake. This superb location provides peace and tranquillity, with this property specifically being surrounded by the local woodland in which there are numerous walks and trails fantastic for those who enjoy being out in nature and dog-walkers alike. The area is well served by local amenities, with the closest stores being just a short drive away in Tamerton Foliot, Crownhill or Transit Way, and there are regular bus routes which operate within the area providing access to Plymouth City Centre and a number of other locations across the city. There are also popular primary and secondary schools not too far from the area which are all quite well regarded locally and boast good Ofsted reports.

More Property Information
The property is complemented by a gorgeous large rear garden, which is bathed in sunlight, making it a perfect retreat for outdoor relaxation or family activities. Additionally, there is access to a basement that is currently being utilised as a games room, but it could easily be transformed into an excellent workspace or hobby area.
For your convenience, off-road parking and a garage are also included, ensuring that you have ample space for vehicles and storage. This home is truly a gem, and early viewing is strongly recommended to fully appreciate all that it has to offer. Don't miss the opportunity to make this beautiful property your own.

Entrance Hall

Living Room
12'11" x 17'3" (3.93m x 5.27m)

Bedroom 4 / Dining Room
14'3" x 7'10" (4.35m x 2.38m)

Fitted Kitchen
9'8" x 8'11" (2.95m x 2.71m)

Family Bathroom

Landing

Primary Bedroom
12'8" x 11'3" (3.85m x 3.42m)

Bedroom 2
8'11" x 11'7" (2.73m x 3.52m)

Shower Room

Bedroom 3
9'7" x 9'0" (2.91m x 2.75m)

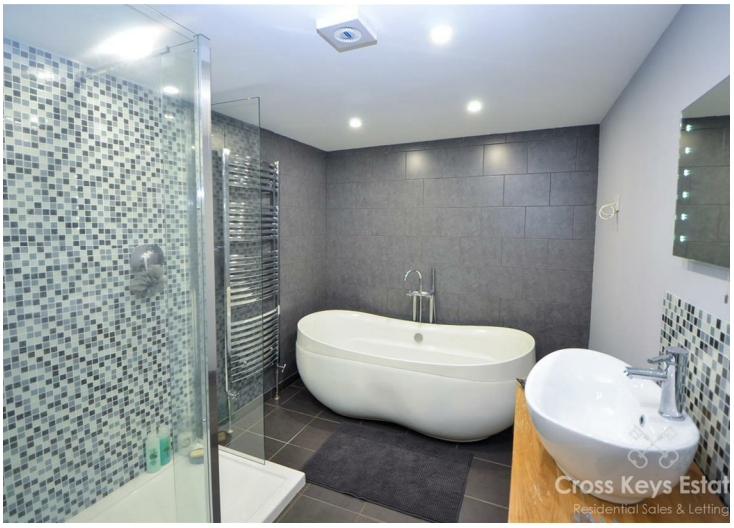
Garden/Stunning Views

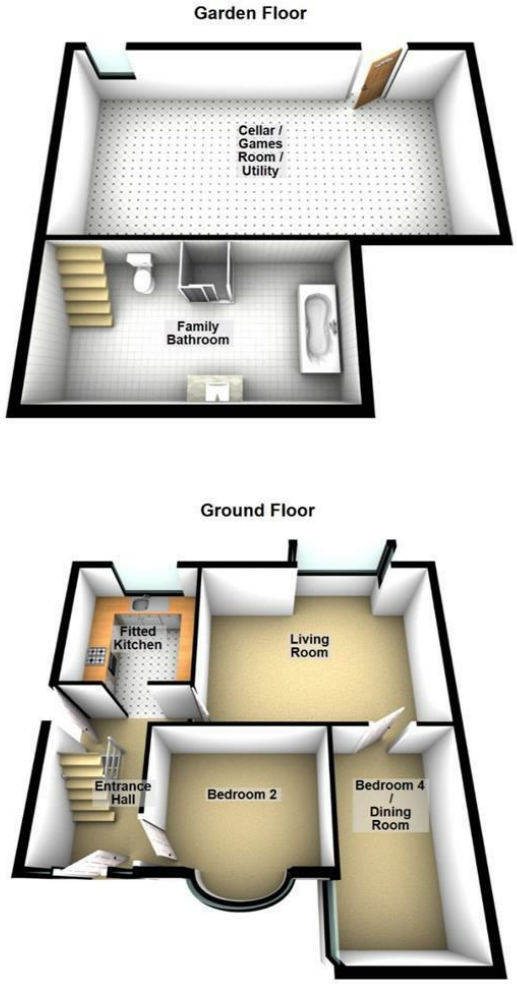
Cellar / Games Room / Utility
12'6" x 26'9" (3.82m x 8.16m)

Garage

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 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





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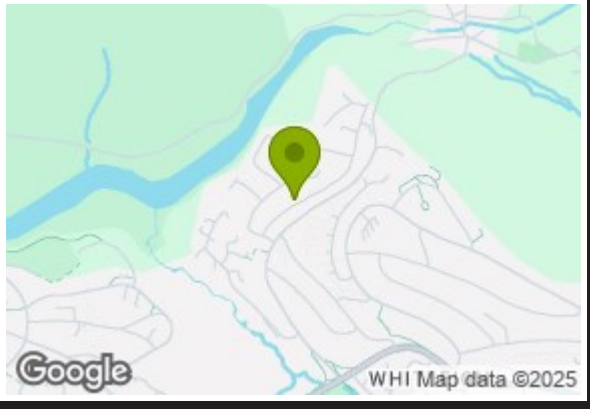
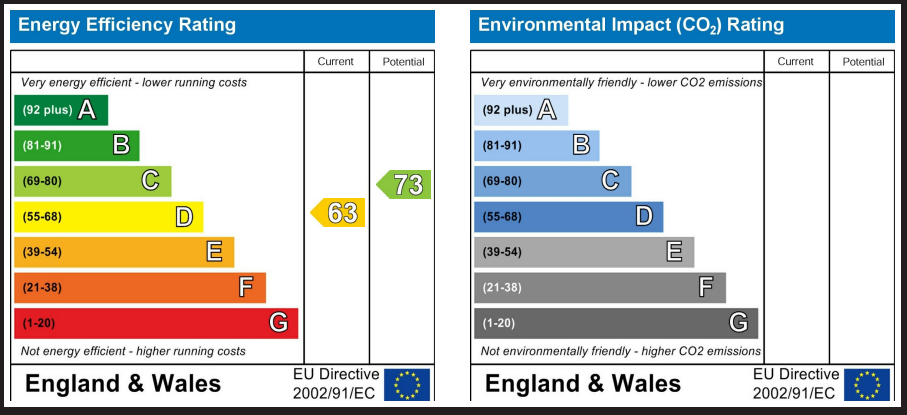
Residential Sales & Lettings





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.

The Property Ombudsman

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