



Cross Keys Estates

Opening doors to your future



4 Looseleigh Close
Plymouth, PL6 5JQ
Offers In Excess Of £600,000 Freehold



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Cross Keys Estates is thrilled to present this remarkable detached family home located on the desirable Looseleigh Close in Derriford. Built in the 1970's, this property boasts charming Swiss-styled architectural stone features, adding a unique character to its substantial presence. The accommodation is both versatile and spacious, making it ideal for family living. On the ground floor, you will find a large living room that invites relaxation, a formal dining room perfect for entertaining, and a snug that can serve as an office or even a sixth bedroom. The well-appointed kitchen is complemented by a utility room and a convenient cloakroom, ensuring practicality for everyday life. As you ascend to the first floor, you will discover five impressive double bedrooms, providing ample space for family members or guests. The contemporary family bathroom is designed with modern living in mind, offering comfort and style.

- Stunning Detached Family Residence
- Two Reception Rooms, Centrally Heated
- Modern Fitted Family Bathroom
- Quiet Residential Cul-De-Sac Location
- Could Suit Multigenerational Living
- Up To Six Double Bedrooms, uPVC Dg
- Large Fitted Kitchen, Utility Room
- Large Gardens, Double Garage, Driveway
- Close Proximity To Derriford Hospital
- Early Viewing Strongly Advised, EPC D61



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.

Derriford

Nestled away in a cul-de-sac in Derriford, boasting a tranquil location but is still within just a short distance of many local amenities found in Derriford, along with the small shopping area of Crownhill Village being just a short distance away. The property also boasts being relatively close to Derriford Hospital, therefore could offer an ideal home for a medical professional. Transport links can be found nearby giving access into Plymouth City Centre and other areas further afield. 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

One of the standout features of this property is the expansive garden, which is perfect for outdoor activities and gatherings. Additionally, the property offers parking for up to six vehicles, a rare find in such a sought-after area.

Situated close to Derriford Hospital and other local amenities, this home is not only about space but also about location. It is an ideal choice for families looking for a generous-sized house in a vibrant community. This property is ready for its next family to create lasting memories. Don't miss the opportunity to make this exceptional residence your own.

Entrance Hallway

Living Room

23'9" x 10'10" (7.25m x 3.31m)

Snug / Study / Bedroom 6

12'0" x 11'9" (3.65m x 3.57m)

Dining Room

15'7" x 11'11" (4.75m x 3.64m)

Fitted Kitchen

7'10" x 16'5" (2.40m x 5.00m)

Utility Room

Toilet

Landing

Primary Bedroom

9'0" x 16'0" (2.74m x 4.87m)

Bedroom 2

11'11" x 12'6" (3.64m x 3.80m)

Bedroom 3

9'1" x 11'11" (2.77m x 3.63m)

Bedroom 4

11'1" x 10'10" (3.37m x 3.31m)

Bedroom 5

7'8" x 13'0" (2.33m x 3.96m)

Family Bathroom

7'6" x 12'8" (2.28m x 3.87m)

Front & Rear Gardens

Driveway With Double Width Garage

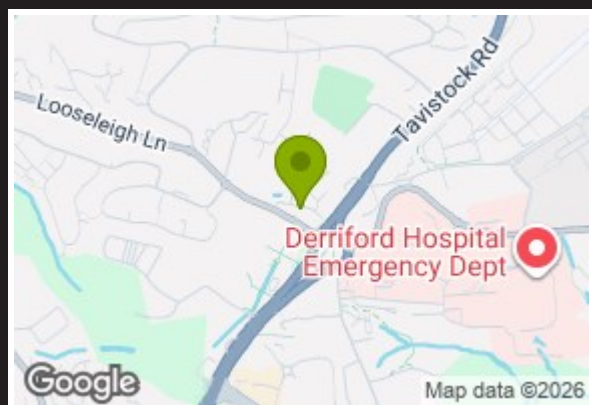
Cross Keys Estates Lettings Department

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





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.



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Council Tax Band E



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