



# Cross Keys Estates

Opening doors to your future



1 Haddington Road  
Plymouth, PL2 1RW  
Guide Price £450,000 Freehold



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\*\* Guide Price £450,000 to £500,000 \*\*

Cross Keys Estates invite you to view this immaculate period property. Nestled on the charming Haddington Road in Stoke, this phenomenal Georgian end terrace house is a true gem waiting to be discovered. Boasting five reception rooms, five bedrooms, and four bathrooms spread over four floors, this property offers versatile accommodation that is sure to impress. This property is not just a house; it's a great multi-generational home with the exciting possibility of a self-contained garden flat. Imagine the convenience and flexibility this could offer for your family or guests. With multiple reception rooms that can be transformed into up to seven bedrooms, along with a utility room, this house provides ample space for all your needs. The front garden and south-facing rear garden add a touch of greenery to the property, creating a peaceful oasis in the heart of the city.

- Huge Versatile End Terrace Period House
- Multiple Reception Rooms, Up To 7 Bedrooms
- Front Garden & South Facing Rear Garden
- Located Close To Centre Of Stoke Village
- Immaculately Presented Property Throughout
- Vast Accommodation Over Four Floors
- Four Bathrooms, Fitted Kitchen, Utility Room
- Detached Double Garage To The Rear
- Ideal For Family / Multi-Generational Living
- Early Viewing Recommended, EPC = D58



## 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

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north.

Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating.

Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

## Stoke

The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community Col-lege. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

## Ground Floor Accommodation

### Entrance Vestibule

### Reception Hallway

22'1" x 6'6" (6.73m x 1.99m)

### Sitting Room

12'11" x 14'1" (3.93m x 4.28m)

### Living Room

12'11" x 13'8" (3.93m x 4.16m)

### Dining Room

12'11" x 13'11" (3.94m x 4.25m)

### Kitchen

12'10" x 13'11" (3.92m x 4.25m)

### Wet Room

## First Floor Accommodation

### Landing

### Primary Bedroom

26'1" x 14'7" (7.96m x 4.45m)

### Primary En-suite

12'11" x 13'11" (3.93m x 4.25m)

### Bedroom 2

12'11" x 13'11" (3.93m x 4.25m)

### Bedroom 3

12'11" x 13'11" (3.93m x 4.25m)

### Family Bathroom

## Second Floor Accommodation

### Loft Room 1

17'7" x 8'3" (5.36m x 2.51m)

### Loft Room 2

17'7" x 16'5" (5.36m x 5.01m)

### Loft Room 3

17'7" x 7'3" (5.36m x 2.20m)

## Garden Floor Accommodation

### Lower Hallway

### Bedroom 4

11'4" x 13'1" (3.46m x 3.99m)

### Snug

12'9" x 12'1" (3.88m x 3.68m)

### Lower Lobby

### Study/Craft Room

11'6" x 11'9" (3.50m x 3.57m)

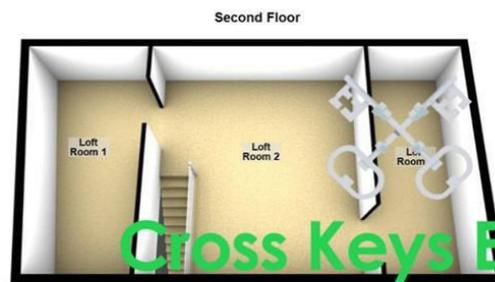
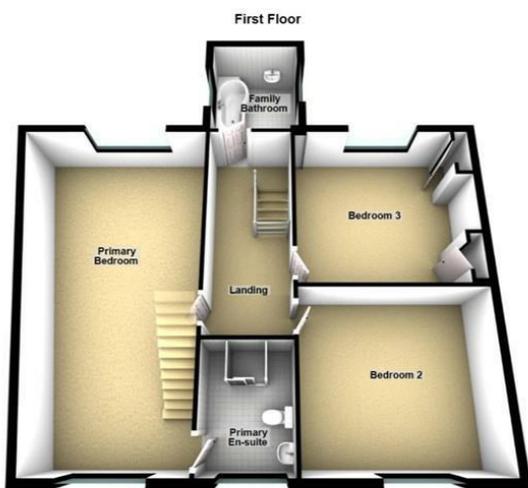
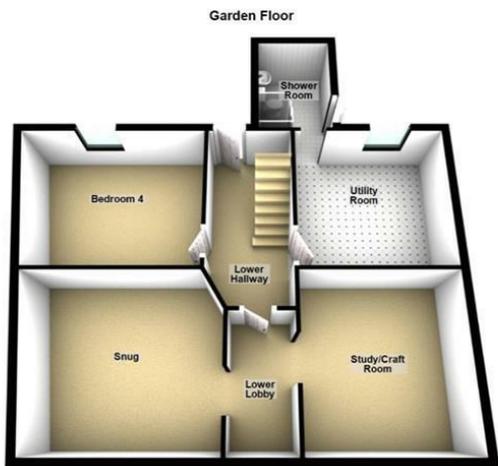
### Utility Room

11'4" x 11'9" (3.46m x 3.57m)

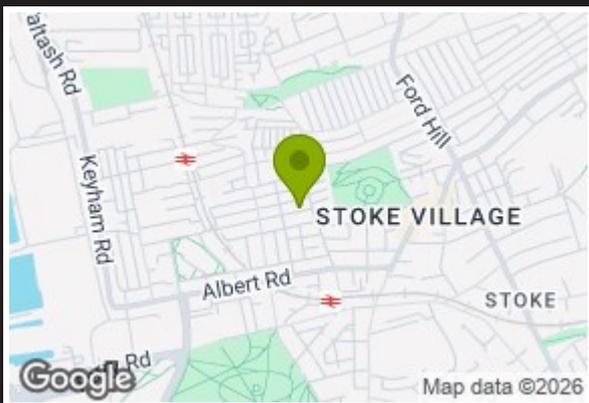
### Shower Room

## Double Garage, Gardens & Views





**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	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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