Cross Keys Estates

Opening doors to your future

48 Thirlmere Gardens
Plymouth, PL6 5HF
Guide Price £260,000 Freehold

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** Guide Price £260,000 to £270,000 **
Cross Keys Estates is delighted to introduce this stunning semi-detached house located in the highly sought-after area of Derriford, Thirlmere Gardens. This property has been recently refurbished, offering a stylish and modern fitted kitchen that is sure to impress.
As you enter, you will find a spacious sitting room that is bathed in natural light, featuring a contemporary media wall and patio doors that lead directly to the beautiful private rear garden. This south-facing garden is level and offers a lovely outlook of the trees leading to Whitleigh Woods, making it an ideal space for family gatherings or quiet relaxation. The property also benefits from a large outbuilding with electric, previously used as an office.

- Gorgeous Semi Detached Property
- Highly Desirable Residential Area
- Sitting Room, Patio Doors, Media Wall
- Three Generously Sized Bedrooms
- Beautiful South Facing Rear Garden
- Well Presented Throughout
- Recently Refurbished Throughout
- Newly Fitted Sleek Modern Kitchen
- Close To Schools & Derriford Hospital
- Garage In A Block & Outbuilding, EPC-C69

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-southwest 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 Southwest, 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 Thirlmere Gardens, Derriford, boasting a tranquil location but is still within just a short distance of many local amenities found in Derriford. 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. 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
The property boasts three generously sized bedrooms, providing ample space for family living.
Additionally, there is a convenient downstairs toilet and an upstairs family bathroom, ensuring that the needs of a busy household are well catered for.
For those with vehicles, there is parking available for one car, along with a garage located in a nearby block. This home is perfectly positioned close to local schools, making it an excellent choice for families looking to settle in a friendly community.
In summary, this gorgeous semi-detached property in Derriford is a perfect family home, combining modern living with a tranquil setting. We invite you to view this exceptional property and discover all it has to offer.

Hallway
6'3" x 13'3" (1.91m x 4.03m)

Sitting Room
16'3" x 11'3" (4.96m x 3.42m)

Kitchen/Diner
9'8" x 16'2" (2.95m x 4.93m)

Toilet
6'3" x 6'7" (1.91m x 2.00m)

Landing
6'7" x 11'8" (2.00m x 3.55m)

Primary Bedroom
8'8" x 15'0" (2.64m x 4.56m)

Bedroom 2
9'7" x 12'6" (2.92m x 3.80m)

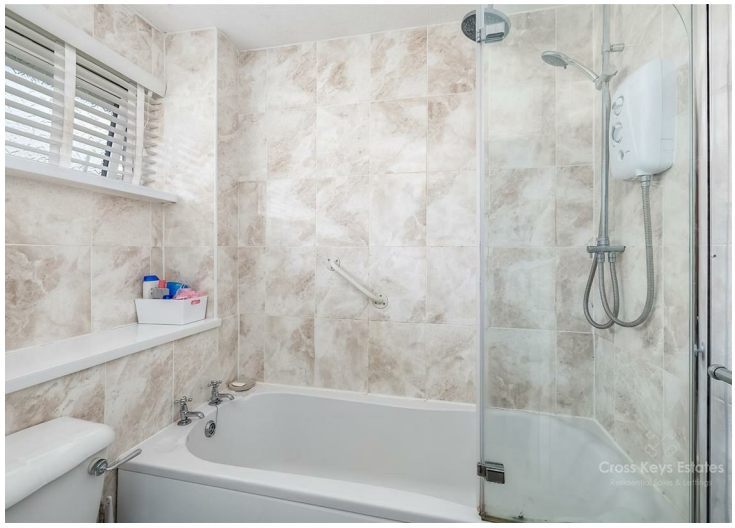
Bathroom
6'4" x 6'8" (1.94m x 2.03m)

Bedroom 3
7'3" x 8'9" (2.22m x 2.67m)

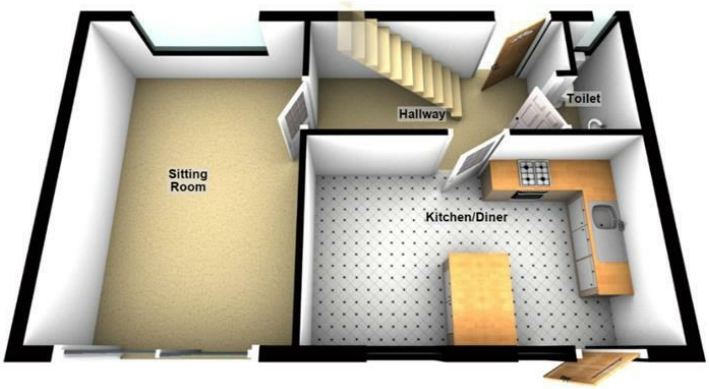
Garden

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

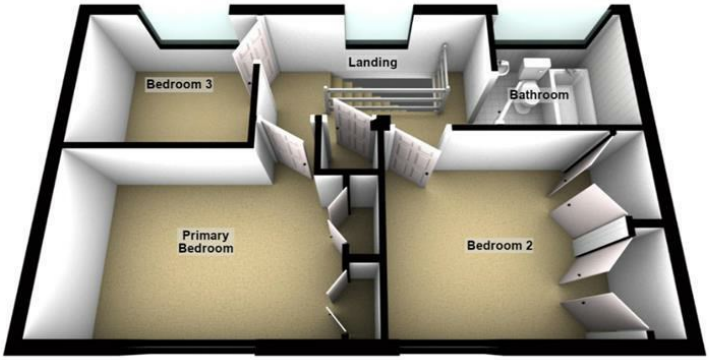
Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



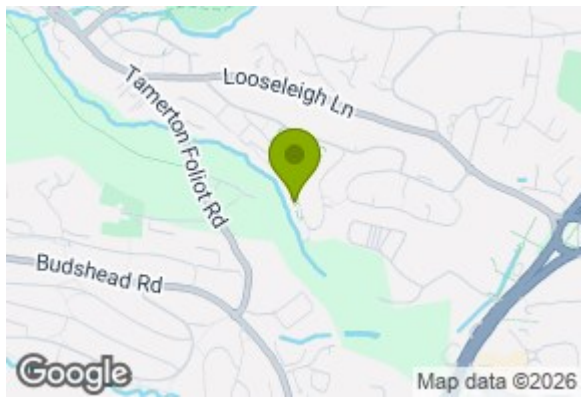
Ground Floor

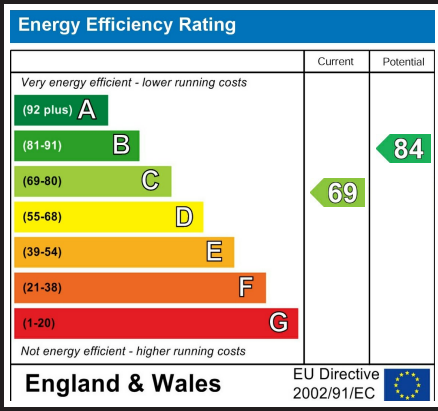


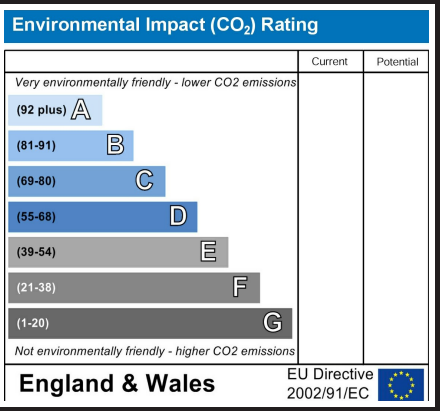
First Floor



Cross Keys Estates
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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