Cross Keys Estates

Opening doors to your future







71 Efford Lane

Plymouth, PL3 6LR

** Guide Price £285,000 to £300,000 ** Freehold



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Cross Keys Estates is proud to present this fabulous property, which is exceptionally well presented throughout, in the sought-after residential area of Efford. This charming semi-detached house offers a delightful blend of modern living and classic character.
Upon entering, you are greeted by a welcoming porch and a bright hallway that sets the tone for the rest of the home. The open-plan sitting room and dining room create a spacious and inviting atmosphere, perfect for both relaxation and entertaining. The sitting room features a lovely bay window that floods the space with natural light, complemented by a charming fireplace that adds warmth and character. The modern fitted kitchen is both stylish and functional, providing ample space for culinary creativity.

- Fabulous Semi Detached Property
- Three Ample Sized Bedrooms, Two Doubles
- Fantastic Sized Private Rear Garden
- Far Reaching Views Of The Sea & River Plym
- Close To Amenities, Schools & Shops
- Bright Open Plan Sitting Room/Dining Room
- Double Garage, Off Road Parking & Summer House
- Highly Desirable Residential Area
- Modern Fitted Kitchen & Bathroom
- Early Viewing Recommended, EPC-D62





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.

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Efford
Efford is a popular residential area in the east of Plymouth, offering a convenient location with a good range of local amenities. The area is well suited to families, with nearby schools including High View School and Laira Green Primary School, alongside further secondary education options within easy reach. Local shops along Torridge Way provide everyday essentials, including a Co-op, bakery, pharmacy and post office, with a selection of takeaways and eateries nearby. For those who enjoy the outdoors, Efford Valley offers lovely green open spaces, woodland walks, nature trails and views towards the River Plym and Saltram. The area also has an interesting history, having developed from historic countryside and former manor land into an established residential suburb, largely following the Second World War. Its convenient access to Plymouth city centre and surrounding areas makes Efford a practical and well-connected place to call home.

More Property Information
The property boasts three generously sized bedrooms, including two doubles, ensuring plenty of room for family or guests. The contemporary family bathroom is well-appointed, catering to all your needs.
One of the standout features of this home is the fantastic-sized private rear garden, which includes a decked area, a patio, and a lush lawn, making it an ideal space for outdoor gatherings or quiet moments in the sun. Additionally, the property benefits from off-road parking for two vehicles and a double garage, providing convenience and security.
With far-reaching views of the sea, this property not only offers a comfortable living space but also a picturesque setting. This semi-detached house on Efford Lane is a wonderful opportunity for those seeking a family home in a desirable location. Don't miss your chance to make this lovely property your own.

Porch
4'3" x 6'1" (1.30m x 1.86m)

Hallway
13'3" x 6'1" (4.05m x 1.86m)

Sitting Room
13'3" x 11'2" (4.05m x 3.41m)

Dining Room
13'3" x 17'7" (4.05m x 5.37m)

Kitchen
7'9" x 17'7" (2.36m x 5.37m)

Landing
10'0" x 5'5" (3.05m x 1.66m)

Primary Bedroom
13'3" x 11'11" (4.05m x 3.62m)

Bedroom 2
14'2" x 11'11" (4.31m x 3.62m)

Bathroom
7'4" x 5'5" (2.23m x 1.66m)

Bedroom 3
9'9" x 5'5" (2.98m x 1.66m)

Garden

Views

Garage
15'0" x 13'5" (4.58m x 4.10m)

Storage
17'0" x 8'8" (5.19m x 2.64m)

Summer House
11'6" x 8'7" (3.50m x 2.62m)

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

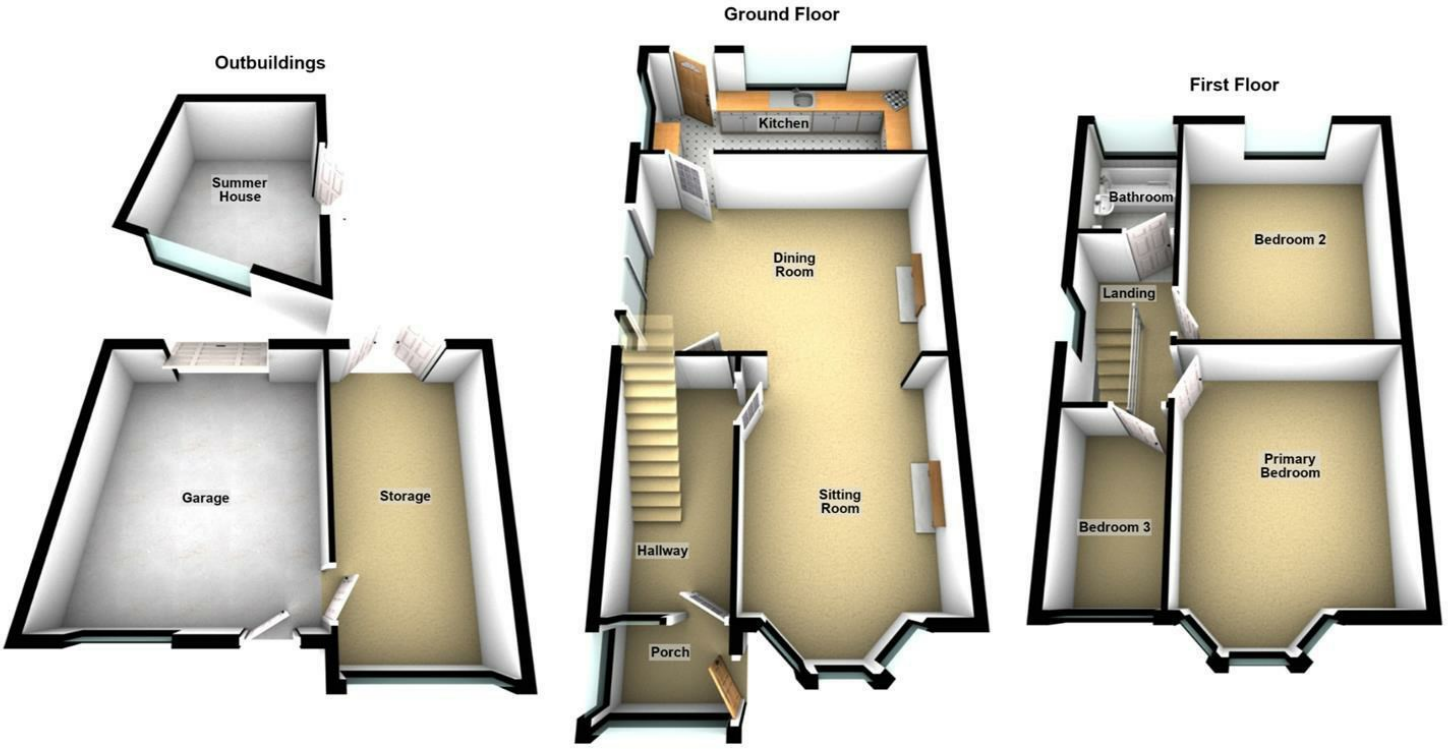
Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



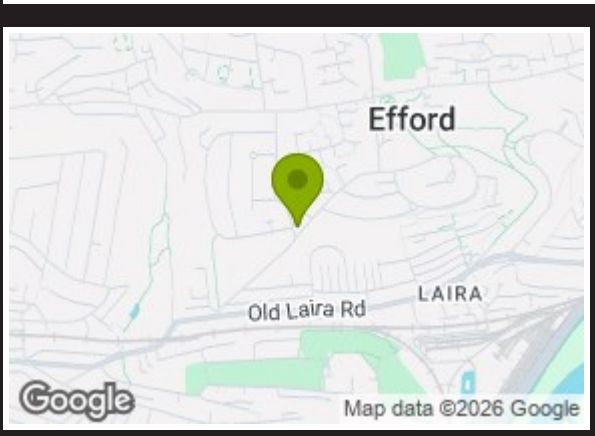


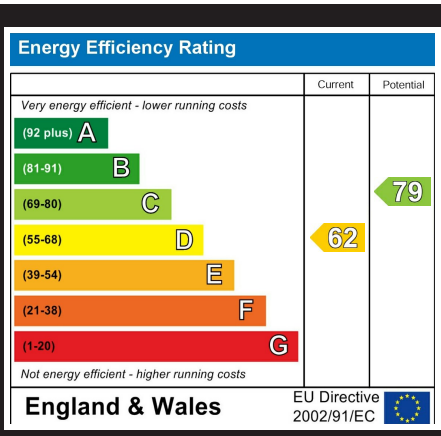


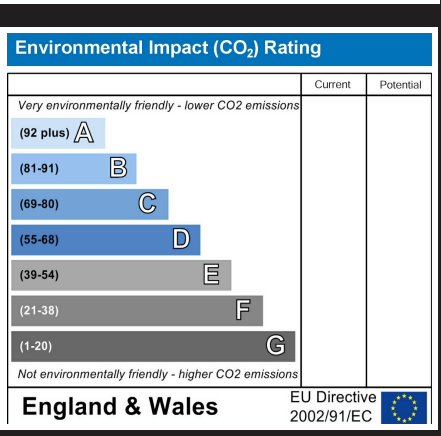




Cross Keys Estates
Residential Sales & Lettings







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The Property Ombudsman

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