



## Helston

A lovely, detached family home  
Conveniently located for supermarkets, schools and town centre  
Spacious four bedroom accommodation (principal bedroom en-suite)  
Lounge and dining room with patio doors  
Kitchen with dining area and utility room  
Lawned gardens to the rear with timber outbuilding and garden shed  
Off road parking facilities for several cars  
UPVC double glazing and gas central heating  
Very desirable location within Helston  
Viewing highly recommended

Guide £395,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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REF: SK7135



A four bedroom detached family home situated in a tucked away position in a well regarded cul-de-sac on the outer fringes of Helston.

Sitting on a good sized plot with the majority of the gardens lying to the rear, this modern residence provides spacious accommodation with features including double glazing and gas central heating. The property is considered ideal for a large family as it has a number of rooms with the accommodation in brief comprising; entrance hall, cloakroom, lounge with glazed French doors leading to the dining room, spacious kitchen, further dining area/breakfast room and a doorway to a utility room to the ground floor. During the current owners tenure, a conversion of the original garage has been undertaken to provide a further bedroom/reception room. On the first floor, there is a landing, and three further bedrooms (the principle of which has generous proportions with an en-suite shower room) and a family sized bathroom.

Outside, to the front, there is off road parking for three vehicles and a small lawn. The majority of the gardens can be found to the rear where there is a generous enclosed garden which is mainly laid to lawn with a patio area and a timber outbuilding and shed.

Helston is a traditional market town which boasts much history and charm and stands as the gateway to **the Lizard peninsula which is mainland Britain's most southerly point**, with many picturesque coastal and rural villages. Helston town itself provides a good range of amenities, including a sports centre with indoor swimming pool, junior and comprehensive schooling, sixth form College, cinema, doctor's surgeries, hospital, pharmacies and a good variety of shops and supermarkets.

As the vendors sole agents, we highly recommend an early appointment to view.  
Why not call for your personal viewing today?

Driveway with parking for a number of cars and path leading to the front door.

*UPVC DOUBLE GLAZED DOOR TO:*

#### *HALLWAY*

Coved ceiling with downlights, coat hooks, radiator, closed tread staircase with balustrade rail leading to the landing and first floor, laminated floor, doors leading to a cloakroom with WC, living room, kitchen and the 4th ground floor bedroom.

#### *CLOAKROOM*

Comprising; low level WC and pedestal wash handbasin, radiator, frosted UPVC double glazed window, coved ceiling with ceiling light, fuse box and finished with a laminated floor.

#### *LIVING ROOM 4.37m (14'4") x 3.45m (11'4")*

Feature fireplace with gas fire having an attractive marble surround and hearth with a decorative wooden mantelpiece, textured coved ceiling with feature lights and additional wall lights, UPVC double glazed windows overlooking the front garden and cul-de-sac, radiator, carpets, pair of French style paint doors opening onto the dining room/2nd reception room.



#### *DINING ROOM 2.97m (9'9") x 2.67m (8'9")*

A lovely room with UPVC patio style doors opening onto the rear patio area, allowing a good degree of light and a pleasant outlook over the garden.

#### *KITCHEN 4.22m (13'10") x 2.59m (8'6")*

A fitted kitchen with a good range of base and wall units comprising; cupboards and drawers with light doors and metal door furniture, wood effect wrap around roll top worktop surface with tiled splash back incorporating a 1 1/2 bowl stainless steel sink with drainer and mixer tap, four-ring stainless steel gas hob with extractor over, stainless steel double oven, integrated dishwasher, recess and plumbing for washing machine. UPVC double glazed window with outlook over the rear gardens, textured coved ceiling with down lights. This area nicely flows into a further dining area/breakfast room.



#### *BREAKFAST ROOM/FURTHER DINING AREA 2.74m (9'0") x 2.08m (6'10")*

UPVC double glazed window with outlook to the rear, textured coved ceiling with downlights, radiator, UPVC external door opening onto the rear garden.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



A doorway leads through to the utility room.



*UTILITY ROOM 2.90m (9'6") x 2.08m (6'10")*

A range of built-in wall and base units with worktop, gas Combi boiler providing domestic hot water and central heating facilities, ceiling light, tiled flooring.

*BEDROOM FOUR 2.97m (9'9") x 2.67m (8'9")*

A useful ground floor double bedroom. UPVC double glazed window with outlook over the front and cul-de-sac, textured coved ceiling with centre light, radiator, carpet.



*STAIRS AND LANDING*

A closed tread staircase with balustrade rail leads to a galleried landing, textured coved ceiling with downlights, loft trap with access to the roof space, door to airing cupboard and doors leading to the family bathroom and three further bedrooms.

*PRINCIPAL BEDROOM ONE 3.35m (11'0") x 3.28m (10'9")*

A built-in double wardrobe with folding doors and clothes rail within, deep sill windows with UPVC double glazed windows with outlook over the front of the property and cul-de-sac, textured coved ceiling with centre light, radiator, carpets, door leading through to the en-suite shower room.



*EN-SUITE SHOWER ROOM*

Comprising of a three-piece suite comprising of a tiled shower cubicle with screening, low-level WC, pedestal wash handbasin with splashback and light over, radiator, UPVC frosted double glazed window, textured and coved ceiling with centre light and extractor fan.

*BEDROOM TWO 3.51m (11'6") x 3.05m (10'0")*

UPVC double glazed window with outlook over garden, textured coved ceiling with centre light, radiator, carpet.



*BEDROOM THREE 2.67m (8'9") x 2.21m (7'3")*

UPVC double glazed window with outlook over garden, textured coved ceiling with centre light, radiator, carpet.



**BATHROOM 2.29m (7'6") x 1.68m (5'6")**

A family style bathroom comprising of a three-piece suite comprising; panelled bath with shower over and glass screen, low-level WC, pedestal wash handbasin with tiled splash back, radiator, textured covered ceiling with ceiling light and extractor fan, UPVC double glazed frosted window.

**OUTSIDE**

To the front of property there is off road parking for approximately three cars and a garden which is mainly laid to lawn.

The majority of the gardens can be found to the rear where there is a generous enclosed rear garden which offers a good degree of privacy. This garden is mainly laid to lawn with a few mature trees and shrubs., timber outbuilding and garden shed. Adjoining the property is a pleasant patio area which is ideal for entertaining.



**SERVICES** Mains electricity, gas and drainage.

**COUNCIL TAX** Band D.

**MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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