



Gander Lane Gander Lane, Helston, TR13 8NU

£550,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Gander Lane Gander Lane

- BRAND NEW DETACHED EXECUTIVE STYLE PROPERTY
- SELECT DEVELOPMENT IN SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- COUNCIL TAX BAND - TBC
- FREEHOLD
- EPC - TBC

Situated within the brand new Gander Lane executive style development is this spacious four bedroom, new build detached property. The residence, which is scheduled to be completed in February 2025, will benefit from air source heat pump central heating, underfloor heating on the ground floor and an electric car charging point on the driveway.

In brief, the accommodation will comprise an entrance hall, an open plan kitchen/diner, a utility room, a cloakroom and a lounge on the ground floor. Upstairs there will be a family bathroom and four bedrooms, the master of which benefits from an en-suite shower room.

Outside will be driveway parking, a detached garage and an enclosed garden to the rear







Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies.

Family purchasers will delight at the location of the property with the highly regarded Parc Eglos primary school being close at hand and the comprehensive school being adjacent to the development. The town's sports centre with indoor swimming pool is next to the sixth form college which forms part of the comprehensive school.

INTERNAL SPECIFICATION

The property will enjoy modern air scourge heating with zoned underfloor heating on the ground floor and radiators on the first floor which can be controlled via the 'Heatmiser' app.

The kitchen will be finished with beautiful stone worktops, upstands and splashback sourced locally from Dukestone. There will be deep pan drawers and a range of integrated appliances including a Neff hide and slide oven and touch control ceramic hob. Neff dishwasher, full height larder style fridge, under counter freezer and integrated microwave.

The utility room will be fitted in a complimentary style to the kitchen also enjoying stone worktops.

Oak veneer internal doors throughout.

Bathrooms to be finished with stylish grey tiles with the showers offering large cubicles with domestic hot water showers with drench heads and hand held wands.

The property has been designed to be energy efficient with LED lighting and a high level of insulation.

Floor coverings will be fitted throughout with practical LVT flooring to the ground floor and neutral carpets to the stairs and first floor.

Oak and glazed staircase.

Oak veneer internal doors throughout.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our Helston office in Wendron Street, head up the hill and onto Godolphin Road. Pass the police station and Godolphin House on your left hand side and take the turning left into Station Road. Continue on Station Road and at the roundabout turn left onto Church Hill. Head down the hill passing the South site Helston Community College on your right hand side followed by the school playing fields and take the first turning on your right into Gander Lane. The new development will be found after a short distance on your left hand side.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

AGENTS NOTE ONE

This property is currently under construction, the photographs are of another property on the development and are intended to offer a visual guide. Final specification and finish may be subject to change and the photographs should not be relied upon. We would recommend that prospective purchasers book a viewing.

AGENTS NOTE TWO

The developer will pay the purchaser's solicitors fees, excluding disbursements and searches, should the purchaser use a solicitor approved by the developer and/or solicitor. Such fees will be paid upon completion of the purchase of a property on this development. Full terms and conditions are available as and when a purchase is agreed.





AGENTS NOTE THREE

There will be a shared contribution payable towards any future maintenance costs relating to the private access road and any communal areas / facilities. Further details are available upon request.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

TIMESCALES

Expected completion February 2025

WARRANTY

The property will benefit from an Architects Certificate.

DATE DETAILS PREPARED

19th December 2024

EXTERNAL SPECIFICATION

The properties are finished externally with dressed granite to half height and render painted in brilliant white masonry paint. UPVC anthracite gutters and fascias with upvc double glazed windows anthracite externally and white internally. Slate sills and roof tiles.

Electric car charging point.

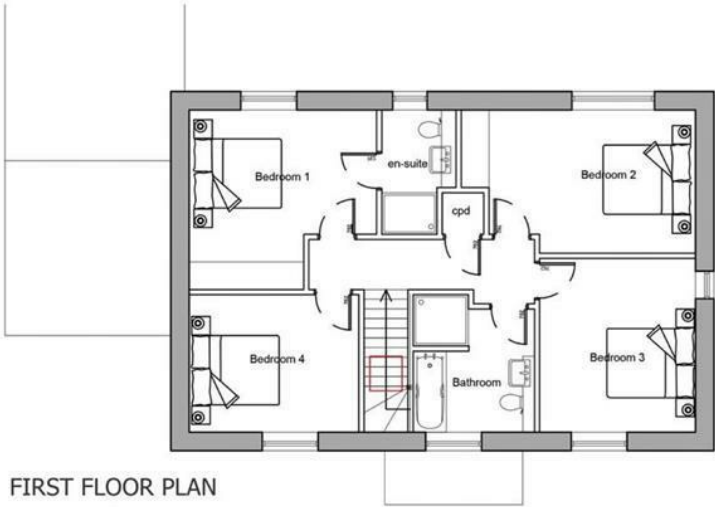
Electric remote up and over garage door.

Garden turfed with patio and block paved driveway and parking





GROUND FLOOR PLAN



FIRST FLOOR PLAN



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

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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