

CHRISTOPHERS

ESTATE AGENTS



A superbly presented and appointed four bedroom, executive style, detached house at the head of a well regarded cul-de-sac in the Cornish market town of Helston.



Greatly enhanced by the current owners is this substantial, beautifully presented executive style family home. The residence has been in the current owners tenure from new and has been extended and greatly improved. It offers many refinements of modern living and is sure to appeal to discerning purchasers looking for a fine family home. The property benefits from mains gas central heating and double glazing.

The accommodation in brief comprises on the ground floor of an entrance hall, lounge, beautifully presented open plan kitchen/diner, utility room and a cloakroom. On the first floor there are four bedrooms, two of which are en suite, there is a study/dressing room and a family bathroom. To the outside there is parking with gardens to the front and rear, the latter of which being of good size and there is an impressive garden studio/office. The property has an integral garage which is accessed from the utility room.

Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. The bustling market town provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool. At the bottom of the town is a popular boating lake and from this locality access can be gained to the Penrose Estate where walks can be enjoyed alongside Cornwall's largest natural freshwater lake at Loe Pool and on to the sea.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

DOOR TO

ENTRANCE HALL

With stairs to the first floor, doors to the kitchen/diner, cloakroom and door to

LOUNGE 5.03M X 3.43M (16'6" X 11'3")

With outlook to the front aspect.

CLOAKROOM

Comprising of a close coupled w.c., wall mounted wash basin with tiled splashback and an obscured window to the front.

KITCHEN/DINER 7.39M X 4.80M (MAXIMUM MEASUREMENTS) (24'3" X 15'9" (MAXIMUM MEASUREMENTS))

This beautifully appointed, open plan room is a real "live in" family area and sure to be the hub of this home. A modern, stylish fitted kitchen comprises attractive working top surfaces incorporating a sink unit with drainer, mixer tap and hot tap over and an array of built in appliances include a double oven, hob with hood over and space for a fridge/freezer. The room has a tiled floor, spotlighting and bi-fold doors open onto the rear garden patio area. Door to

UTILITY ROOM

With outlook and stable style door to the rear garden and having working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and space for a washing machine and tumble dryer. There is spotlighting and door to the integral garage.

STAIRS AND LANDING

With access to the loft space, built in cupboard housing a water tank and doors to an study/dressing room, four bedrooms and door to

FAMILY BATHROOM

Comprising close coupled w.c., pedestal wash basin and a bath with mixer tap over with shower attachment. There is a tiled floor, partially tiled walls, spotlighting and an obscured window to the side.

MASTER SUITE

From the landing one enters the

STUDY/DRESSING ROOM 3.20M X 1.91M (10'6" X 6'3")

A useful area with outlook to the rear aspect. Door to

MASTER BEDROOM 4.95M NARROWING TO 1.91M X 4.88M NARROWING TO 2.74 (16'3" NARROWING TO 6'3" X 16' NARROWING TO 9')

With outlook to the front and having an array of built in wardrobes and drawers. There is spotlighting, skylight and door to

EN SUITE

A luxurious en suite shower room has a tiled floor, tiled walls and comprises of a large walk in shower cubicle, pedestal wash basin with mixer tap over and surround and a close coupled w.c.. There is a heated towel rail, spotlighting and a skylight.

BEDROOM TWO 3.51M X 3.43M (11'6" X 11'3")

With outlook to the front, having built in wardrobes and door to

EN SUITE

An en suite shower room comprising a shower cubicle, pedestal wash basin and a close coupled w.c.. There is a tiled floor, partially tiled walls, spotlighting and an obscured window to the side.

BEDROOM THREE 3.73M X 3.12M NARROWING TO 2.82M MINUS DOOR RECESS (12'3" X 10'3" NARROWING TO 9'3" MINUS DOOR RECESS)

With outlook to the front aspect.

BEDROOM FOUR 3.12M X 2.21M (10'3" X 7'3")

With outlook to the rear aspect and having a built in wardrobe.

OUTSIDE

To the front of the property is a driveway which provides parking and leads to

INTEGRAL GARAGE 4.88M X 3.66M (16' X 12')

With electric roll up door, power, light, window to the rear aspect and door to the side. Door to the utility room.

REAR GARDEN

To the rear of the property is a generous size garden which is nicely enclosed by mature hedging and fencing giving a good degree of privacy. It has a lawn section and a good size patio/seating area which would seem ideal for Al Fresco dining and further covered patio area. There are beds housing mature plants, trees and shrubs.

GARDEN STUDIO/OFFICE

With two sets of sliding patio doors. This "L" shaped outbuilding has been tastefully wrapped in "sage green" weather board cladding and provides a useful space for pursuing ones hobbies or extra accommodation (subject to any necessary consents).

SERVICES

Mains water, drainage, electricity and gas.

VIEWING

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

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right and follow this road passing Tesco on the left hand side and go straight on at the traffic lights. At the next roundabout turn left and at the next roundabout turn left again. Proceed along this road and take the first left into Bosnoweth go to the T-junction turn right proceed to the top of the road turn right proceed to the top of the road and turn left and you will see the property at the head of the cul-de-sac in front of you and is identifiable by our for sale board.

COUNCIL TAX BAND

Band D

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

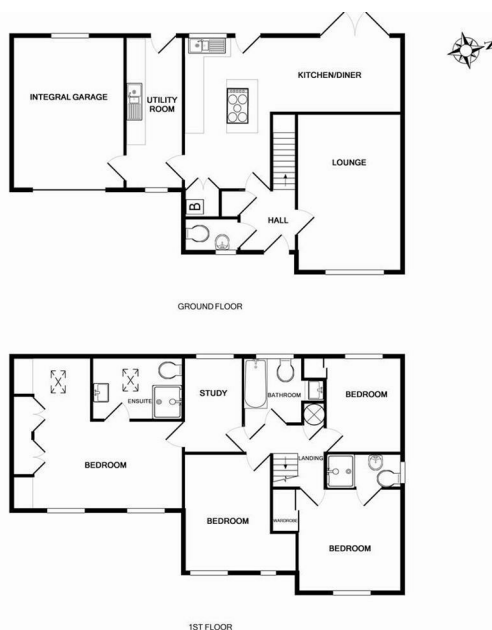
PROOF OF FUNDS - PURCHASERS

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.

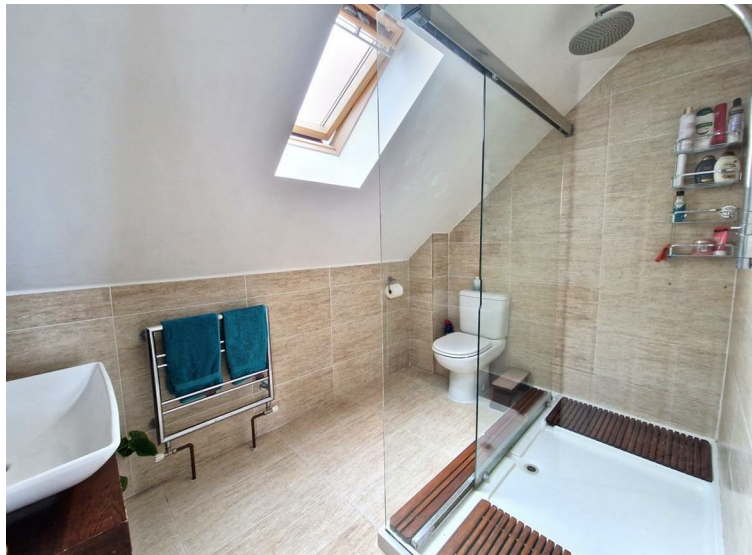
DATE DETAILS PREPARED

15th August 2023

PORTHIA, 45 BOSNOWETH, HELSTON, CORNWALL, TR13 8FR PRICE GUIDE £585,000



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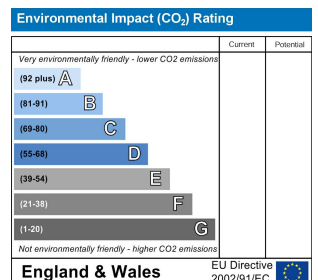
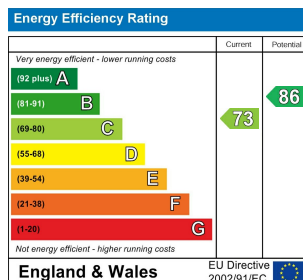
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