



**48 Hawkins Way, Helston, TR13 8FQ**

**£260,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 48 Hawkins Way

- TERRACED HOUSE
- BEAUTIFULLY MAINTAINED
- THREE BEDROOMS
- MASTER EN SUITE
- GARDEN & GARAGE
- CLOSE TO AMENITIES
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - C76

Situated in a popular residential development, this beautifully maintained three-bedroom home offers modern living in a fantastic location close to town and local amenities. Thoughtfully updated by the current owners, the property is stylish, spacious, and ready for its next owners to move straight in.

A standout feature is the impressive kitchen, designed for both style and functionality. With sleek finishes, plenty of storage, and a cleverly integrated breakfast bar, it makes great use of the space. The bright and airy lounge/dining room is perfect for relaxing or entertaining, with doors leading out to the private rear garden. A handy downstairs cloakroom completes the ground floor.

Upstairs, you will find three well-proportioned bedrooms, including a master suite with built-in storage and a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

The rear garden is a peaceful retreat, featuring a high-quality composite decked area that is both sheltered and seclude - ideal for enjoying outdoor living. Beyond the decking, a neat lawn leads to a rear access door into the garage, which also benefits from a parking space in front.

With its modern design, fantastic condition, and excellent location, this property makes an ideal first-time buy or family home. Don't miss the opportunity to make it yours - book your viewing today.







## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Composite door to hallway.

### HALLWAY

With tiled floor, turning staircase to first floor and doors to various rooms.

### CLOAKROOM 5'6" x 2'9" (1.68m x 0.84m)

With tiled floor, low level W.C. and pedestal wash handbasin.

### KITCHEN/BREAKFAST ROOM 11'1" x 8' (3.38m x 2.44m)

With tiled floor fitted with a stylish modern kitchen comprising a range of base and wall units offering comprehensive storage with work surfaces over and composite one and a half bowl sink and drainer with mixer tap. Feature splashbacks to the sink and hob. Space and plumbing for washing machine and space and point for fridge/freezer. Fitted electric oven and hob with filter and light above. Feature breakfast bar. Window to the front.

### LOUNGE/DINING ROOM 15'8" x 13'8" (4.78m x 4.17m)

Two radiators. A lovely spacious family room with a useful storage cupboard, window to the rear overlooking the garden, double doors to rear garden.

### FIRST FLOOR LANDING

Airing cupboard, loft access and doors to various rooms.

### MASTER BEDROOM 10'9" x 9'1" (3.28m x 2.77m)

Radiator, built-in storage, window to the front and door to en suite shower room.

### EN SUITE SHOWER ROOM 7'6" max into the depth of the shower x 4'3" (2.29m max into the depth of the shower x 1.30m)

A stylish and contemporary shower room, tiles to walls and floor with large mat grey tiles, cubicle housing domestic hot water shower with drench head and hand held wand, low level W.C., wall mounted wash handbasin with waterfall style mixer tap and wall mounted lit mirror over, chrome effect ladder style radiator.

### BEDROOM TWO 9'7" x 8'3" (2.92m x 2.51m)

Radiator, window to the rear overlooking the garden.

### BEDROOM THREE 7'2" x 6'5" (2.18m x 1.96m)

Radiator, window to the rear overlooking the garden.

### **FAMILY BATHROOM 6'4" max x 6'3" (1.93m max x 1.91m)**

With suite comprising a bath with tiled surround with mixer tap and wall mounted shower attachment, pedestal wash handbasin, low level W.C., radiator and obscure window to the front.

### **OUTSIDE**

To the front of the property is an attractive bed which is planted and finished with grey slate chippings, path access to the front door. The main garden lies to the rear of the property where there is an area of composite decking. This area is sheltered and secluded and the perfect spot to enjoy a family barbecue. Beyond this is the lawned garden with steps leading down to the garage. The entire garden is enclosed by fencing and offers a safe area for children and pets. Pedestrian access door to the garage.

### **GARAGE 18'5" x 8'7" (5.61m x 2.62m)**

With up and over door, pedestrian access door to the side and parking space to the front.

### **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/>

### **COUNCIL TAX**

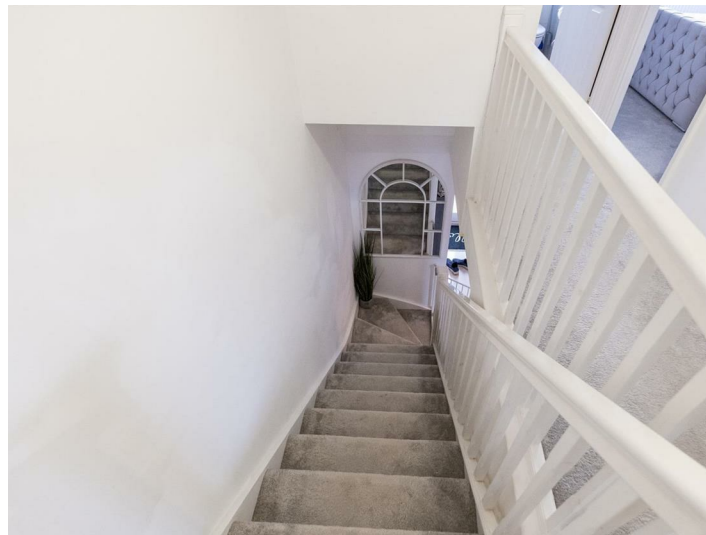
Council Tax Band B.

### **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 Roundabouts turn right following the road past the Tesco Roundabout and at the traffic lights proceed straight on. At the next roundabout turn left and then at the next roundabout turn left again. Follow the road, passing the turning for Bosnoweth then go around the bend and take the left hand turning into the estate, you will come to a T-junction - turn right here and then follow the road down for a short time and you will see the property on your right hand side identified by a Christophers For Sale Board.





#### ANTI-MONEY LAUNDERING

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

#### PROOF OF FINANCE - PURCHASERS

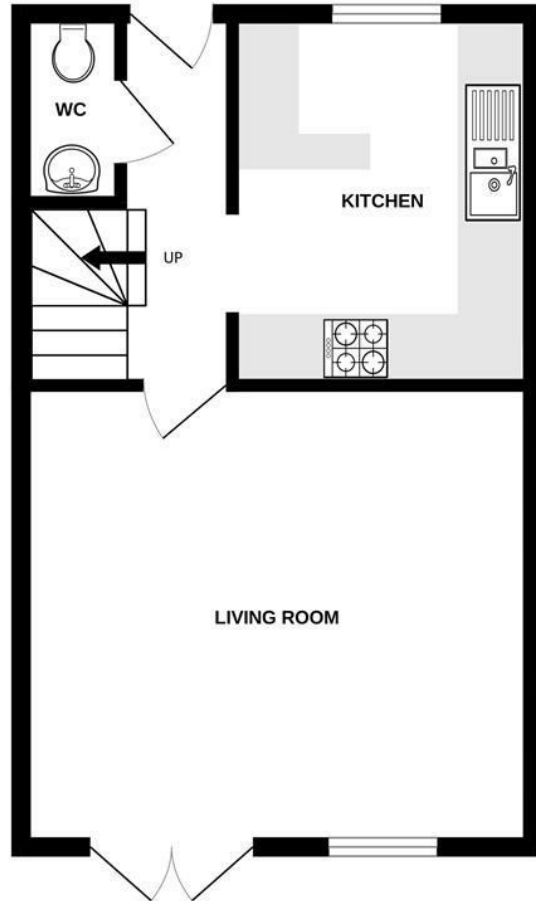
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

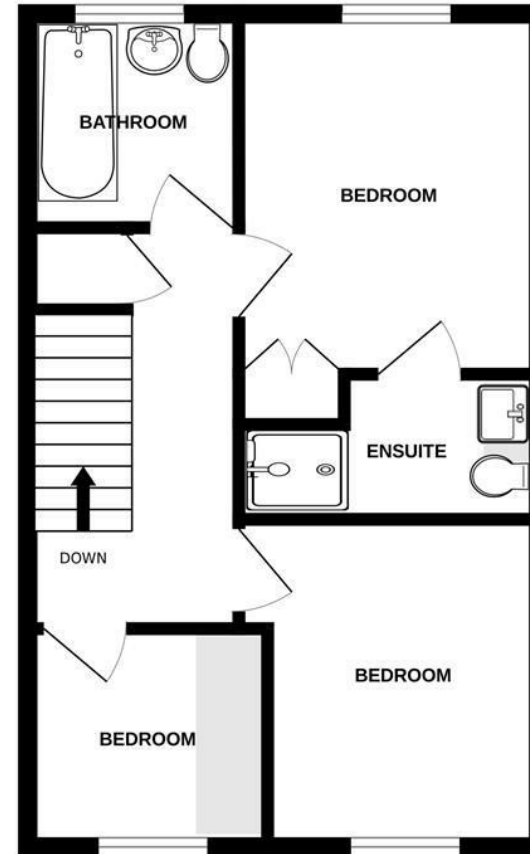
11th February, 2025.<https://pendo-eu-static-5100006295339008.storage.googleapis.com/s5WR-V3qclusnwwODrU-kdE5TzA/guide-media-ec261d5a-60f3-46ca-b383-5a08c707d944>



GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>90</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>76</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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 a property 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. Lesser 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.



## Christophers Estate Agents

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