



23 Manor Close, Helston, TR13 8LX

£260,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

23 Manor Close

- BEAUTIFULLY PRESENTED THREE-BEDROOM HOME
- SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION
- GENEROUS LOUNGE WITH COSY DEN/PLAY AREA
- BRIGHT CONTEMPORARY KITCHEN/DINING ROOM
- ENCLOSED LOW-MAINTENANCE FRONT AND REAR GARDENS
- GARAGE IN NEARBY BLOCK
- FREEHOLD
- COUNCIL TAX B
- EPC C77







Beautifully presented throughout and offering generous, well-proportioned accommodation, this wonderful three bedroom home is an excellent choice for families, couples or anyone looking for a spacious and stylish property in a popular residential location.

From the moment you arrive, there is a lovely sense of quality and care. The enclosed front garden is low maintenance and provides a welcoming approach, while the enclosed rear garden offers a safe and secure space for children and pets to play, as well as an ideal setting for relaxing and entertaining.

A useful entrance porch leads into the particularly spacious lounge, which is a wonderfully comfortable room with plenty of space for both relaxing and family life. The current owners have also cleverly created a cosy den/play area underneath the stairs.

At the rear of the property is the impressive kitchen/dining room, a lovely bright and sociable space. The contemporary fitted kitchen provides excellent storage and workspace, while there is ample room for a dining table and chairs. There is direct access to the rear garden, creating a lovely connection between the inside and outside.

Upstairs, there are three bedrooms, including two generous doubles. The master bedroom benefits from excellent storage, with a large built-in wardrobe featuring stylish mirrored sliding doors. The family bathroom is beautifully presented and has a contemporary feel, with stylish gloss grey brick-style tiling and a modern suite.

Externally, the enclosed gardens are designed with ease of maintenance in mind, while the property also benefits from a garage situated in a nearby block.

A fantastic family home combining space, style, practicality and a lovely sense of warmth, this is a property that is sure to appeal to a wide range of buyers.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE PORCH 5'4" x 4'7" (1.63m x 1.40m)

A useful entrance area with window to front, radiator and storage cupboard, door to

LOUNGE 15'11" x 15'8" (4.85m x 4.78m)

A lovely spacious and light room with fitted carpet, radiator, window to front, wall mounted log effect electric fire, feature understairs storage area set up as a den/play area, door to stairwell and glazed double doors to

KITCHEN/DINING ROOM 15'7" x 9'7" (4.75m x 2.92m)

With practical hard flooring, kitchen area being fitted with a contemporary style kitchen comprising of base and wall units including drawers with roll top work surfaces over, circular stainless steel sink and drainer with mixer tap, space and point for electric cooker, space and plumbing for washing machine and space and plumbing for slimline dishwasher, space and point for American style fridge/freezer, window to rear overlooking the garden, wall mounted Worcester gas combi boiler concealed in a matching cupboard and open plan to dining area with larger style storage cupboard, radiator and door and side screen to the rear garden.

FIRST FLOOR

LANDING

With radiator, glazed ballustrade, loft access, airing cupboard with a ladder style radiator and slatted shelved storage and doors to various rooms.

BEDROOM ONE 12'3" x 9'4" (3.73m x 2.84m)

With fitted carpet, built-in wardrobes offering a good amount of hanging space and shelved storage with mirrored sliding doors, radiator and window to front.

BEDROOM TWO 10'7" x 8'7" (3.23m x 2.62m)

Fitted carpet, radiator and window to rear overlooking the garden.

BEDROOM THREE 9' x 6' (2.74m x 1.83m)

With fitted carpet, radiator and window to front.

FAMILY BATHROOM 6'6" x 4'8" (1.98m x 1.42m)

A beautifully stylish family bathroom with practical hard flooring, attractive grey brick style gloss tiles to the walls, with suite comprising of a bath with mixer tap and wall mounted mixer shower, concealed cistern W.C and wash hand basin in vanity with useful storage and mirror over, chrome effect ladder style radiator and obscured window to rear.





OUTSIDE

To the front of the property is a fully enclosed garden designed for enjoyment and ease of maintenance featuring areas of astro turf and a central path leading to the front door. To the rear of the property there is a further enclosed low maintenance garden area offering an area of astro turf and a patio seating area. The rear garden is fully enclosed by fencing and has a pedestrian gate to the rear.

GARAGE

This is located in a nearby block.

SERVICES/UTILITIES

Mains water, electricity, drainage and gas central heating.

WHAT3WORDS

duke.swim.novels

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band B.

DATE DETAILS PREPARED.

1st September 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

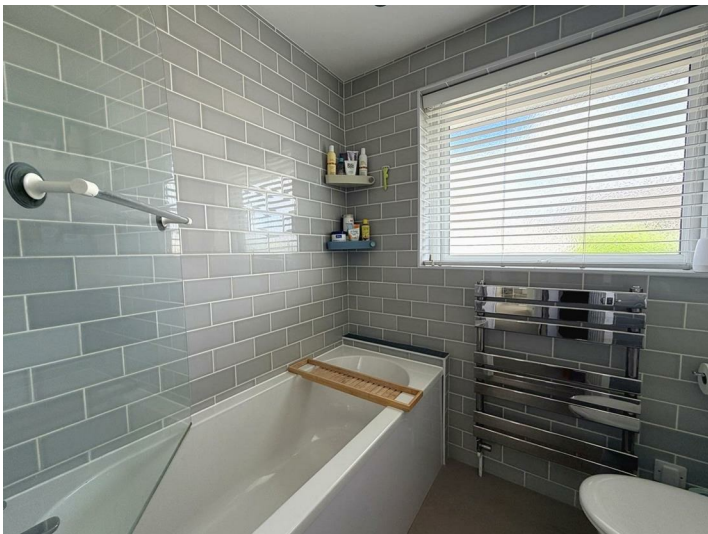
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

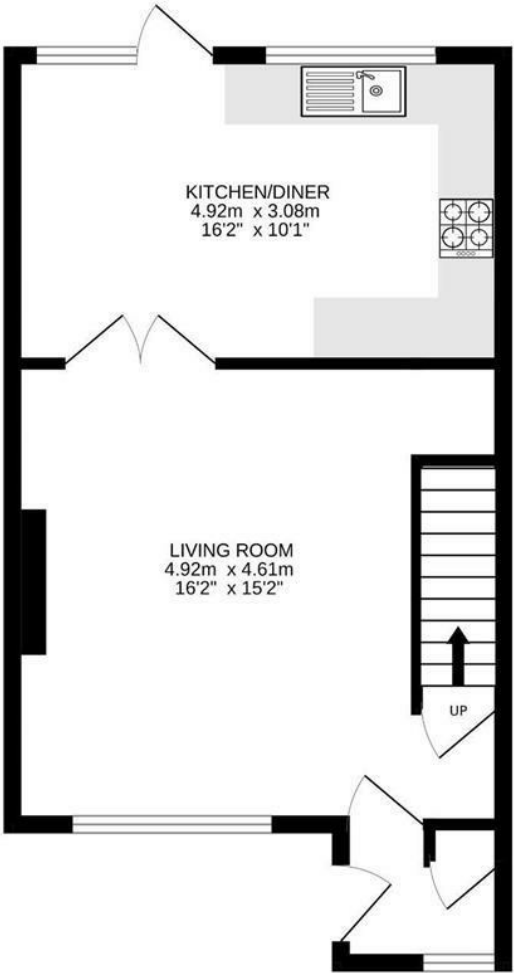
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

FLOOD RISK

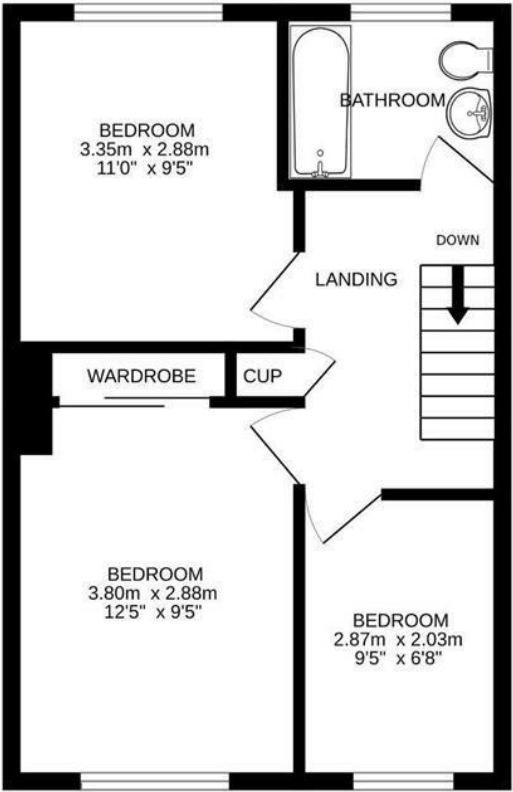
River & Sea Very Low Surface Water Very Low.



GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		
(69-80) C	77	81
(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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