



4 Nansloe Close, Helston, TR13 8BP

£550,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 Nansloe Close

- SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW
- A GREENHOUSE AND A USEFUL SHED
- LARGE PATIO AREA
- DOUBLE GLAZING AND MAINS GAS CENTRAL HEATING
- ARGUABLY ONE OF HELSTON'S MOST SOUGHT AFTER ADDRESSES
- PARKING FOR A GOOD NUMBER OF VEHICLES
- FREEHOLD
- COUNCIL TAX E
- EPC 63D

Situated within arguably one of Helston's most sought after addresses at Nansloe Close is this substantial, three bedroom detached bungalow. The residence, which benefits from double glazing and mains gas central heating, is well presented with a highlight being the 30' lounge.

The outside space is a real feature of the property, with parking for a good number of vehicles to the front and lawned area with well established plants and shrubs. The rear garden is of particularly good sized with further lawned area, well established plants and shrubs, a greenhouse and a useful shed. There is a large patio area, which would seem ideal for al fresco dining and entertaining.

In brief the accommodation comprises an entrance hall, lounge/diner, kitchen, shower room, w.c., three bedrooms and a sun room. Accessed via the garden is a studio.

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. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (dimensions approx)

DOOR TO THE HALL







HALL

With access to the loft, built-in cupboards, one of which houses the boiler. Door to three bedrooms, w.c., shower room, kitchen and door to lounge.

LOUNGE 13' 3" x 12' (narrowing to 11'3") (3.96m 0.91m x 3.66m (narrowing to 3.43m))

A triple aspect room with an outlook to the front and rear. Views to the open countryside. A door to the sun room.

KITCHEN 10'3" x 12'6" (narrowing to 10') (3.12m x 3.81m (narrowing to 3.05m))

An attractive kitchen comprising of working top surfaces, incorporating a sink unit with drainer and mixer tap over. Cupboards and drawers under wall cupboards over. An array of built-in appliances, include a double oven, hob with hood over, dishwasher, washing machine and a fridge/freezer. The room has a built-in larder cupboard and a door to the sun room.

SUN ROOM 9'9" x 8' (2.97m x 2.44m)

With steps down and an outlook over the rear garden and across to open countryside. There is a door to the lounge and a door to the outside.

SHOWER ROOM

Comprising a pedestal wash basin with mixer tap over. Shower cubicle with both rain and flexible shower heads and a frosted window to the front.

W.C.

Having a close coupled w.c. and a wash basin with mixed tap and a cupboard under. There is a tiled splashback, frosted window to the front.

BEDROOM ONE 14'6" x 8'11" (plus door recess measurements to fr (4.42m x 2.74m (plus door recess measurements to fr

With built-in wardrobes and having an outlook over the rear garden and across to open countryside.

BEDROOM TWO 11' x 10'9" (3.35m x 3.28m)

With an outlook to the front.

BEDROOM THREE 11' x 7'3" (3.35m x 2.21m)

With an outlook to the rear garden and across to open countryside. This room is currently utilised as an office.

STUDIO 18'6" (narrowing to 16'9") x 9' (5.64m (narrowing to 5.11m) x 2.74m)

A dual aspect room with an outlook to the front and side. There is a working top surface, incorporating a sink unit with drainer and mixed tap over and with cupboards and drawers under. This studio would seem ideal for a dependent relative or a family member seeking more independence. This area could be used to provide an extra income stream, subject to any necessary planning and consents. Door to the shower room.

SHOWER ROOM

Comprising a close coupled w.c., shower cubicle and a wash basin with mixer tap over and cupboards under. There is frosted window to the rear.

OUTSIDE

The outside space is a real feature of the property with parking for a number of vehicles to the front, as well as a good sized lawn area with well established plants and shrubs. The rear garden is also of very good size and provides a spacious patio area, which would seem ideal for al fresco dining and entertaining. There is a further lawned area and well established plants and shrubs. The rear garden has a greenhouse and a useful shed. Views can be enjoyed over open countryside.

SERVICES

Mains electricity, water, gas and drainage.

VIEWING

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

COUNCIL TAX

Council Tax Band E

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.

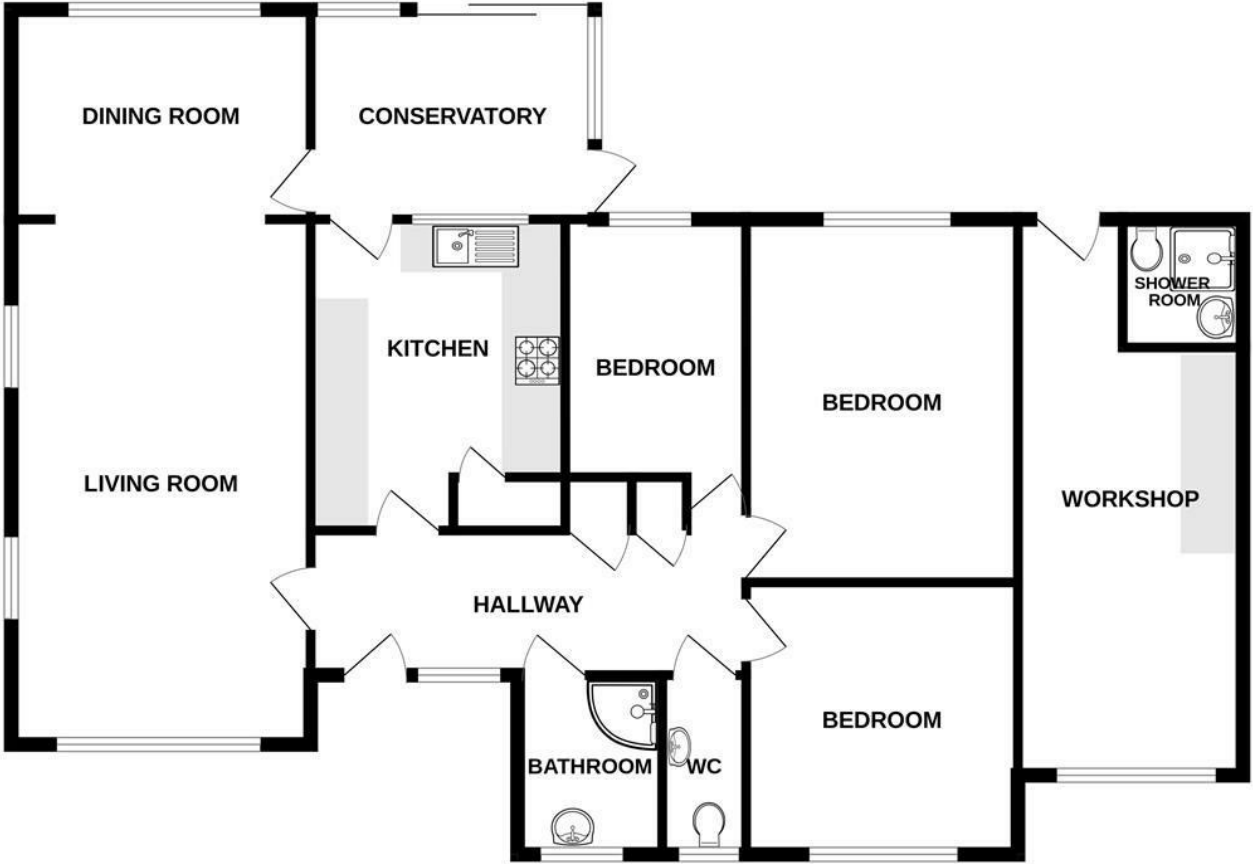


DATE DETAILS PREPARED.

15th April 2025




GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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) A | | 83 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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  |

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Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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