



**20 Gwarth An Drae, Helston, TR13 0BS**

**£380,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 20 Gwarth An Drae

- FOUR BEDROOMS
- DETACHED
- GARAGE AND PARKING
- GARDEN
- EN SUITE MASTER BEDROOM
- FREEHOLD
- COUNCIL TAX BAND E
- EPC C69

This well proportioned and deceptively spacious four bedroom (master en-suite) home offers modern and comfortable family living, from the generously sized lounge with a decorative fire to the dining room with French doors opening out invitingly to the patio and garden to the rear. The kitchen is well appointed with an extremely useful adjacent utility area and downstairs cloakroom.

The master bedroom boasts bespoke fitted wardrobes and a contemporary fitted en-suite shower room whilst there are two further comfortable double bedrooms, a single bedroom or office space and a family bathroom.

Outside there is driveway parking, a garage, a pleasant lawned garden to the front and enclosed garden and patio to the rear.

Gwarth an Drae is located in a popular residential area that is set on the outskirts of the town and is conveniently placed for local amenities, schooling and country walks to Lowertown and the Cober Valley.

The accommodation comprises, on the ground floor, an entrance hallway, cloakroom, kitchen with utility area, lounge and dining room. On the first floor there are four bedrooms (master ensuite) and a family bathroom. The property benefits from gas fired central heating and double glazing.

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)

### CANOPY PORCH

Part obscure glazed entrance door to

### ENTRANCE HALLWAY

Of generous proportions with wood laminate flooring, a staircase to the first floor and doors off to the kitchen, dining room, lounge and

### CLOAKROOM

With a low-level w.c, a wall mounted corner wash handbasin with tiled splashback and a mixer tap over, vinyl flooring and a frosted window to the front aspect.

### KITCHEN 16'8" x 8'4" inc utility room (5.08m x 2.54m inc utility room)

Comprising a modern fitted kitchen with working top surfaces, incorporating a stainless steel one and a half bowl sink with drainer and swans neck mixer tap over and an integral four ring gas hob with tiled splashback and hood over. There are a comprehensive range of cupboards, drawers and wall units with corner display shelves. There is an integrated Hotpoint oven, whilst spaces are provided for a freestanding fridge freezer, dishwasher and a washing machine. There is wood effect vinyl flooring, an electric consumer unit, a spotlighting arrangement, a window looking out over the front garden and a service door to the side.

### LOUNGE 14'9" x 14'7" (4.50m x 4.45m)

A lovely well proportioned room with a fireplace, with white mantle and a polished slate hearth, housing a decorative fire and providing a nice focal point for the room. A large window looks out over the rear garden, whilst there is an attractive dado rail and lighting arrangement.

### DINING ROOM 13'1" x 9'7" (3.99m x 2.92m)

A pleasant room with wood effect flooring and French doors opening out onto the rear patio and garden.

A staircase turns and rises to the first floor.

### FIRST FLOOR

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### LANDING

With wooden balustrade, loft hatch to roof space, airing cupboard with slatted shelves and doors off to all four bedrooms and the family bathroom.

### BEDROOM ONE 12'7" x 11'4" inc wardrobes (3.84m x 3.45m inc wardrobes)

A lovely double bedroom with stylish fitted wardrobes with hanging rails and storage drawers under, a window overlooking the rear garden and woodland beyond and a door to

#### EN SUITE SHOWER ROOM

Nicely appointed with a suite comprising a low-level w.c, contemporary wash handbasin with mixer tap over and drawers under and a corner shower cubicle with a sliding door, playing host to a thermostatic shower with rain drencher head and shower attachment. There is tiling to the floor and walls, a heated ladder style towel rail, recessed spotlighting, an extractor and a frosted window to the side aspect.

#### BEDROOM TWO 11'9" x 11'4" (3.58m x 3.45m)

Double bedroom with window to rear aspect

#### BEDROOM THREE 12'2" x 10'9" maximum measurements (3.71m x 3.28m maximum measurements)

Double bedroom with window with outlook to front.

#### BEDROOM FOUR 8'9" x 7'2" (2.67m x 2.18m)

With window with outlook to front.

#### BATHROOM

With a white suite comprising a low level w.c, pedestal wash hand basin with mixer tap over and a panelled bath with a concertina shower screen and shower attachment. There is attractive mosaic style tiling to some walls, an extractor fan, a shaving light, beech effect vinyl flooring and a frosted window to the side aspect.

#### OUTSIDE

A driveway with parking for a number of vehicles leads onto the garage. The front garden is laid largely to lawn and is partly enclosed by mature shrubs and trees at its borders.

The rear garden is neatly enclosed with a raised patio area which would seem to be an ideal place in which to sit out and relax, whilst steps lead down to a pleasant lawned area. There is side access and an outside tap.

#### GARAGE 16'8" x 8'9" (5.08m x 2.67m)

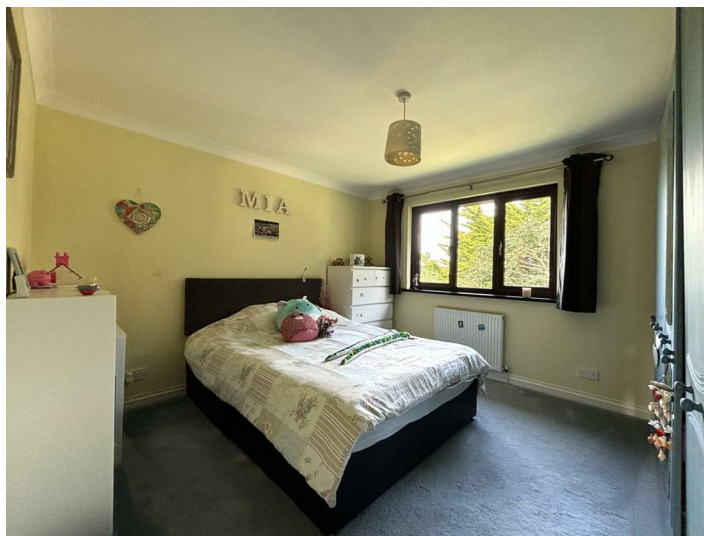
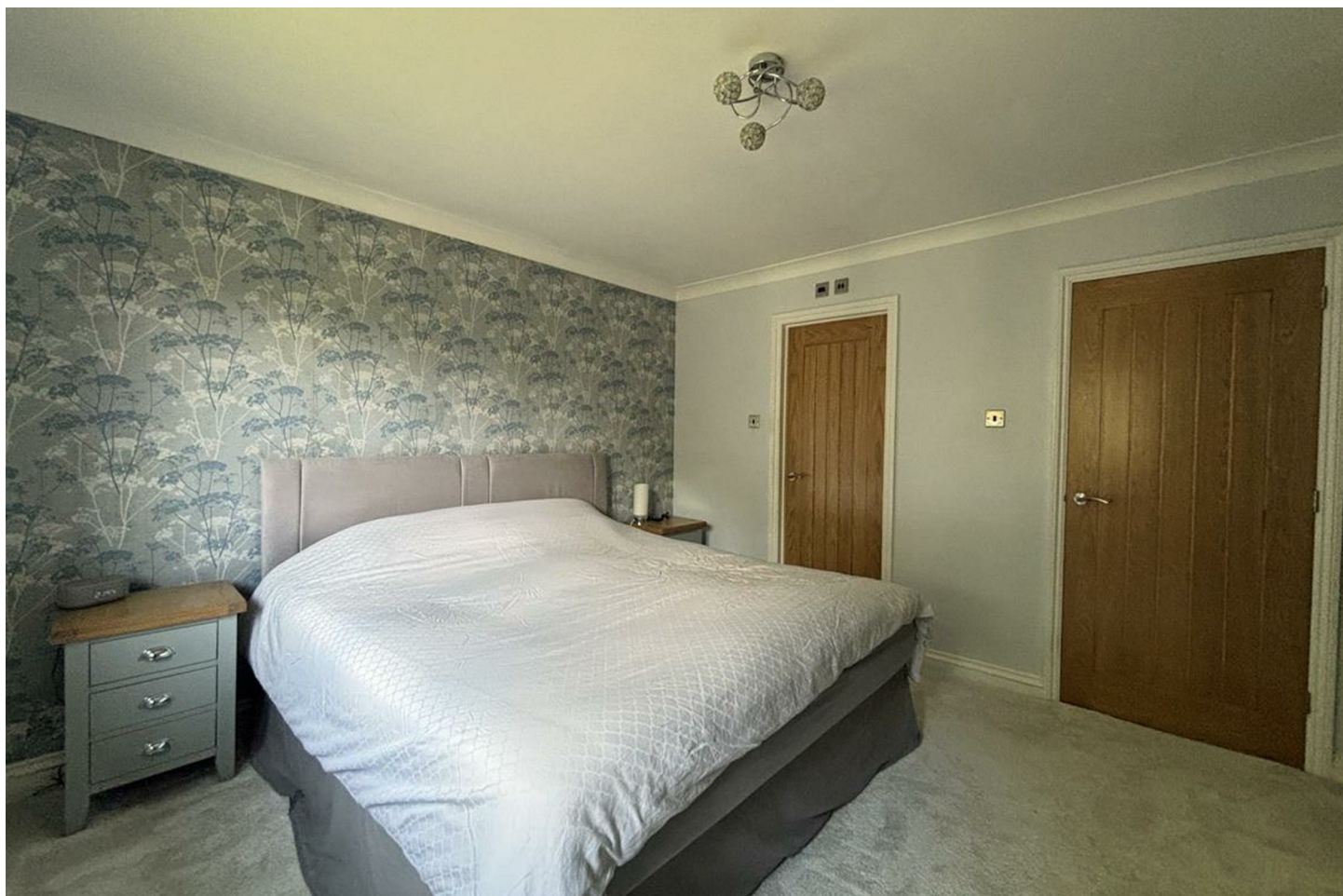
With an up and over door, power and light, useful shelving and a Worcester gas fired boiler.

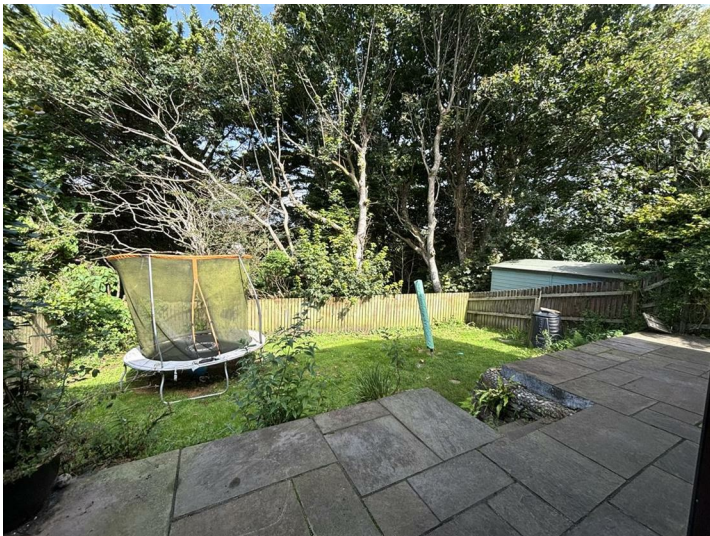
#### SERVICES

Mains water, electricity, drainage 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 left signposted Redruth and follow this road passing the Fire Station on the left hand side. At the next roundabout turn left. Follow this road through Water-Ma-Trout Industrial Estate and as one descends the hill, go over the mini roundabout and take the next turning right. Proceed along the road and take the first turning right into Gwarth An Drae where the property can be found after a short distance on the left hand side.

#### **MOBILE AND BROADBAND COVERAGE**

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 BAND**

Band E

#### **ANTI MONEY LAUNDERING REGULATIONS - PURCHASER**

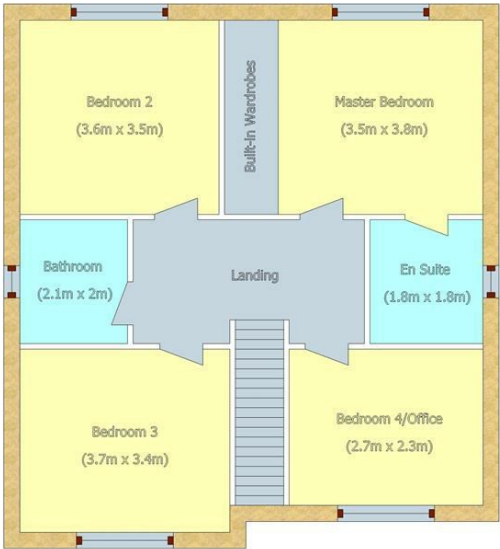
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### **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**

7th August 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	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. 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.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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