



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

**£400,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 86 Hawkins Way

- DETACHED FOUR BEDROOM PROPERTY
- GENEROUS BEDROOMS WITH MASTER EN-SUITE
- FANTASTIC KITCHEN DINING ROOM PERFECT FOR ENTERTAINING
- SPACIOUS LEVEL GARDEN WITH BIG DECK AND SUMMERHOUSE/BAR
- INTEGRAL GARAGE
- IDEAL FAMILY HOME VIEWING ESSENTIAL
- FREEHOLD
- COUNCIL TAX C
- EPC C76

This detached four-bedroom home offers a fantastic opportunity for families looking for space, comfort and a great layout in a popular residential area close to local amenities.

The accommodation is well balanced, with generous room sizes throughout. All four bedrooms are spacious, with the master bedroom a real standout, featuring a lovely en-suite shower room. Practicality hasn't been overlooked, with excellent storage including a large airing cupboard.

Downstairs, the kitchen/dining room is a real highlight — a spacious, sociable room designed with family life in mind. There is ample space for a dining table, doors opening directly onto the garden, and a breakfast bar that's perfect for entertaining, homework time or busy mornings. A separate sitting room provides a calm and comfortable retreat, complemented by a convenient ground floor cloakroom. The property also benefits from a useful integral garage.

Outside, the rear garden is another standout feature. Level and enclosed, it offers a large decked seating area, a lawn ideal for children and pets, and a summerhouse currently used as a bar, creating a brilliant space for relaxing or entertaining.

Set within a popular and well-regarded residential location, this is an ideal home for families seeking space both inside and out, with amenities and everyday conveniences close by.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







#### DOOR TO

#### HALLWAY

With radiator, stairs rising to the first floor and doors to various rooms.

#### CLOAKROOM 4'10" x 2'7" (1.47m x 0.79m)

With low level W.C., pedestal wash hand basin and radiator.

#### LOUNGE 14'4" x 10'6" (4.37m x 3.20m)

A lovely spacious and calm room perfect to relax with the family in at the end of a busy day with fitted carpet, radiator and window to front.

#### KITCHEN/BREAKFAST ROOM 25'9" x 8'8" (maximum reducing to 6'7" minimum) (7.85m x 2.64m (maximum reducing to 2.01m minimum))

A real highlight and heart of the home this room is perfect for both entertaining and day to day family life with a beautiful flow into the garden. KITCHEN AREA - fitted with a comprehensive range of base and wall units including a large larder style storage cupboard, fitted wine rack, integrated appliances to include a dishwasher, AEG electric oven with gas hob over, space and plumbing for washing machine and space and point for American style fridge/freezer (maybe available by separate negotiation), radiator, two windows to the rear overlooking the garden, breakfast bar and open plan to DINING AREA - with radiator and double doors accessing the garden.

#### FIRST FLOOR

#### LANDING

With fitted carpet, loft access, airing cupboard offering a generous amount of storage and doors to various rooms.

#### BEDROOM ONE 13'8" (maximum reducing to 9'11" minimum x 13'9" m (4.17m (maximum reducing to 3.02m minimum x 4.19m m)

A super master bedroom with fitted carpet, window to front, radiator and fitted triple wardrobe offering an excellent range of storage. Door to

#### EN SUITE SHOWER ROOM 7'6" x 4'9" (2.29m x 1.45m)

With tiled floor, tiled cubicle housing a domestic hot water shower, low level W.C. and pedestal wash hand basin, chrome effect ladder style radiator and obscured window to the front.

**BEDROOM TWO 11' x 10'8" (3.35m x 3.25m)**

With fitted carpet, radiator, window to front and useful storage cupboard.

**BEDROOM THREE 9'8" x 9'3" (2.95m x 2.82m)**

A lovely light and airy room with fitted carpet, radiator and window to rear overlooking the garden.

**BEDROOM FOUR 9'5" x 9' (2.87m x 2.74m)**

With fitted carpet, radiator and window to rear overlooking the garden.

**FAMILY BATHROOM 7' x 6'3" (2.13m x 1.91m)**

With tiled floor and suite comprising of a bath with tiled surround with domestic hot water shower over, pedestal wash hand basin and low level W.C., chrome effect ladder style radiator and obscured window to the rear.

**OUTSIDE**

To the front of the property is a driveway providing for off road parking and leading to

**GARAGE 16'9" x 7'11" (5.11m x 2.41m)**

With up and over door, power and light. Useful shelved storage and space and point for condenser tumble dryer, integral door to kitchen.

**GARDENS**

The main gardens lie to the rear and are a particular feature they are level, fully enclosed and feature a generous decked area with useful external power sockets and water, perfect for summer barbecues. There is adjacent hot tub (which is available by separate negotiation) and a summer house utilised by the present vendors as a bar area with a further adjacent storage shed. There is also a greenhouse available by separate negotiator and the remainder of the garden is laid to lawn and enjoys a plum and pear trees which the vendors inform us produced a good crop of fruit this year.

**SERVICES**

Mains water, electricity, drainage and gas.

**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 C.

#### DATE DETAILS PREPARED.

3rd February 2026.

#### WHAT3WORDS

#### 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.



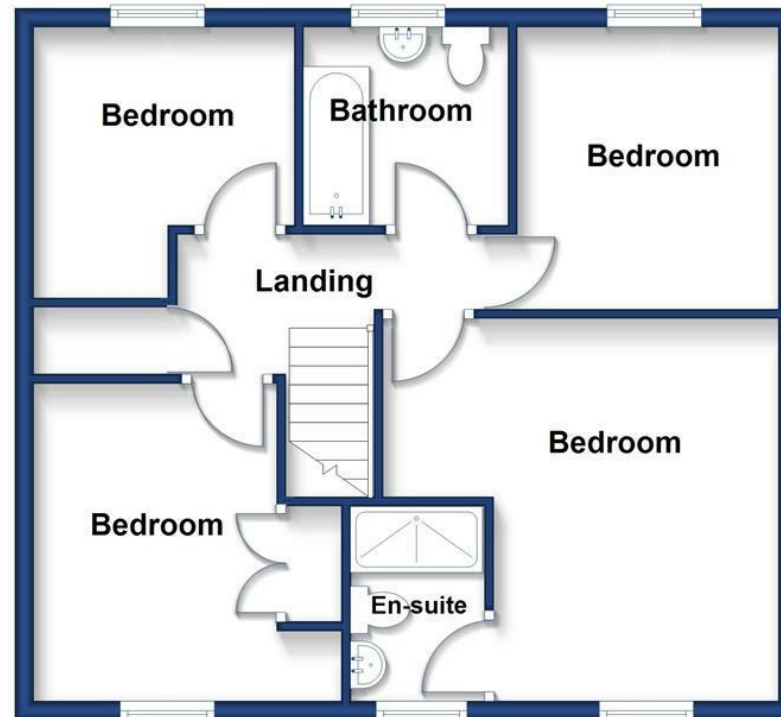
### Ground Floor

Approx. 56.6 sq. metres (608.7 sq. feet)



### First Floor

Approx. 56.6 sq. metres (608.7 sq. feet)



Total area: approx. 113.1 sq. metres (1217.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(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 fixtures and fittings, 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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