





A light, bright and newly decorated throughout, spacious four bedroom detached house, perfect for families, with two reception rooms and two bath/shower rooms. A low maintenance gravelled front garden, enclosed rear garden, off road driveway parking and an integral garage, all within walking distance to the supermarket and schools. EPC C73.



## SUMMARY OF ACCOMMODATION

### Ground Floor

Entrance hallway, living room, dining, room, kitchen, utility room, cloakroom and garage.

### First Floor

Four bedrooms, one with en suite shower room and a family bathroom.

### Outside

Low maintenance graveled front garden and rear enclosed garden, driveway parking and an attached garage. There is a side gate which gives shared access with the neighbour to the rear garden and side door to the property.

### THE PROPERTY

A truly superb opportunity to purchase a four double bedroom, two reception room, two bath/shower room detached house offering spacious accommodation throughout, with the benefit of an attached garage, private off road parking, low maintenance graveled front garden and enclosed rear garden. The home has been internally decorated throughout in white naturally creating a light and airy ambience.

The property has attractive part exposed stone/painted rendered external elevations, under a pitched concrete tiled roof, UPVC double glazed windows and warmed by a gas fired central heating system.

Upon entering the reception hallway, a door leads off to the generous double aspect living room, which in turn leads to the dining room with patio doors providing access into the rear garden. The kitchen is ergonomically designed, providing a generous selection of storage units, incorporating integrated appliances, and an island with useful cupboards below. A generous understairs storage cupboard. An integral door leads from the kitchen into the garage. There is also a utility room and a cloakroom provided on the ground floor. The first floor offers four generous double bedrooms (the master has an en suite

shower room) together with a family bathroom. The rear enclosed garden is bordered by closed boarded fencing, mainly laid to lawn, and offers a paved patio area. There is an outside power water tap. A rear garden gate leads out onto the side paved footpath to the front of the property (which is shared with the neighbour). The front aspect of the property provides a graveled area, a tarmac driveway providing private off road parking.

This delightful home will appeal to a wide audience of discerning buyers wishing to reside in this very popular residential enclave close to supermarket and schools.

### Council Tax Band D

### Tenure - Freehold

### LOCATION

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

### Entrance Hallway

Wooden floor, ceiling light, radiator and alarm system. Telephone point. Radiator. Stairs to first floor. Door to:-

### Living Room 18'8" max x 12'2" max (5.69m max x 3.71m max)

A lovely light and bright room with light wood laminate floor, wall mounted electric fire, double glazed window to the front, TV and Telephone points, wall lights and ceiling light. Opening to:-

### Dining Room 9'5" x 8'10" (2.87m x 2.69m)

Double glazed patio doors leading to the patio area and rear garden. Radiator, ceiling light and wall lights.

### Kitchen 12'1" x 11'7" (3.68m x 3.53m)

A selection of base and wall units in white gloss with wood effect work surfaces. Integrated double oven, microwave and fridge/freezer. Gas hob. The island has a granite effect work surface with useful cupboards beneath. Wooden floor. Double glazed window to the rear overlooking the garden. Radiator. Doors to the utility room, garage and understairs storage cupboard.

### Utility Room 5'8" x 4' (1.73m x 1.22m)

Stainless steel sink and drainer with cupboard below. Space and plumbing for washing machine. Wall cupboard. Ceiling light.

### First Floor Landing

Radiator, ceiling light, doors to four bedrooms and family bathroom. Airing cupboard housing the hot water cylinder.

### Bedroom One 12'2" x 9'4" (3.71m x 2.84m)

A light and bright room with two built in wardrobes. Ceiling light. TV point. Radiator. Double glazed window with some countryside views. Door to en suite:-

### En Suite Shower Room 6'3" x 6'2" (1.91m x 1.88m)

Shower cubicle with easy clean panel wall coverings. Low level WC, pedestal wash basin. Radiator. Double glazed obscured window.

### Bedroom Two 12'9" x 8'7" (3.89m x 2.62m)

Double glazed window to the rear overlooking the garden. Radiator. Ceiling light.

### Bedroom Three 12'5" into recess x 9'8" (3.78m into recess x 2.95m)

Double glazed window to the front. Radiator. Ceiling light. TV point.

### Bedroom Four 11'11" into recess x 9'1" (3.63m into recess x 2.77m)

Double glazed window to the rear. TV point. Telephone point.











**Bathroom 7'5" x 6'5" (2.26m x 1.96m)**

Bath, low level WC, pedestal wash hand basin with mixer tap. Chrome towel radiator. Double glazed window to the rear. Ceiling light.

**Garage 17'6" x 9'7" (5.33m x 2.92m)**

Wall mounted gas boiler. Up and over garage door.

**DIRECTIONS**

From the A394 turn left (opposite the May Tree and Premier Inn) and into Pasmore Road. Continue along this road take the second right and the property is the second house on the right.

**Agents Note**

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double

glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

**Anti Money Laundering Regulations - Buyers**

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.