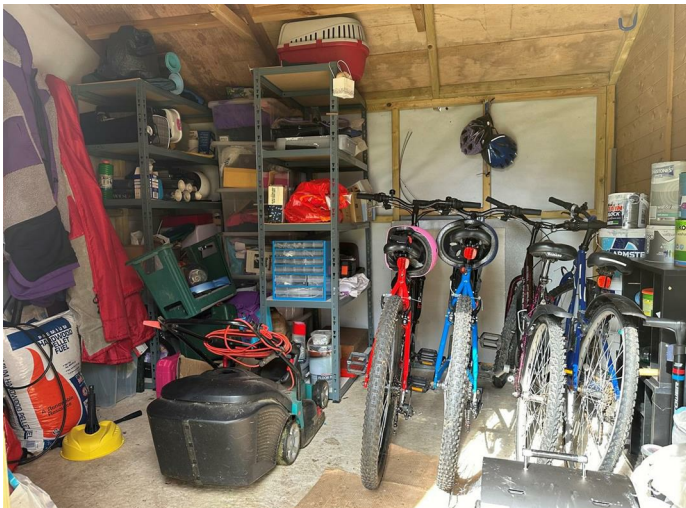




A recently extended and versatile, light filled, four double bedroom, two reception room semi detached house with off road parking for 2-3 cars and a good size rear garden with a very generous storage shed. Council Tax Band A. Freehold. EPC C75.



THE PROPERTY

This spacious and versatile semi detached house has been recently extended to provide a fantastic kitchen/dining room on the ground floor and two further double bedrooms on the first floor. The property enjoys sun on the front of the property in the morning and at the rear in the afternoon. The rear garden is a generous size with garden shed and larger shed/storage area which is currently being used for storage in one side and a Den for the children on the other.

From the entrance hallway, a door leads into the new extended area providing a fantastic kitchen/dining room with integrated appliances and a grey gloss finish cupboards and drawers. A large sliding patio door leads to the rear garden. The living room houses a wood pellet burner for extra heating and a door leads to the utility room (the previous kitchen). From the landing are doors to two double bedrooms, the family bathroom and a study area which in turn leads onto two further double bedrooms.

The property was built circa 1930's, is constructed of block and rendered external elevations and a slate tiled roof which was replaced in 2022 when the extension was constructed. The extended part of the property is built of block with cavity insulation.

This is a fantastic opportunity for a family to be close to Helston town, schools, supermarkets, the boating lake and Penrose woodland walks.

OUTSIDE

To the front of the property is driveway parking for 2-3 cars. To the rear is a good size garden and large storage shed and a smaller separate shed.

DIRECTIONS

From the Spar shop in Helston go around the roundabout into Meneage Road and almost immediately take the right turn into Bullock Lane, take the first left and the property can be found further up on the right hand side.

LOCATION

The property is within walking distance to schools, shops, the boating lake and Penrose woodland walks. 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 primary and secondary) 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.

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

Double glazed front door into the entrance hallway.

Entrance Hallway

Doors to kitchen/dining room and the living room. Stairs to first floor. Laminate flooring. Ceiling light.

Kitchen/Dining Room 23'1" x 10'1" (7.04m x 3.07m)

A selection of grey colour gloss finished base and wall cupboards and drawers complimented by granite effect work surfaces with composite sink and drainer and ceramic hob with extractor fan over. Integrated dishwasher and double oven. Space for fridge/freezer. The gas boiler is situated in a kitchen cupboard. Inset ceiling lights. Double glazed window to the front. In the dining area there is space for a dining table and chairs. Radiator. Large double glazed sliding door leading to the rear garden.

Living Room 13'7" x 13'2" into recess (4.14m x 4.01m into recess)

A double glazed window to the front. Wood pellet burner. Storage cupboard. Radiator. Ceiling light. Door to utility room.

Utility Room 13'2" x 8'7" max (4.01m x 2.62m max)

Two double glazed windows overlooking the rear garden. Stainless steel sink with mixer tap. Tiled floor. Ceiling lights. Doors to understairs storage cupboard housing the gas meter. Door to rear entrance.

Rear Entrance

Opening to WC. Radiator. Single glazed frosted window the rear. Tiled floor. Double glazed door leading to the rear garden.

First Floor Landing

Radiator. Loft hatch with loft ladder and partial boarding. Ceiling light. Doors to family bathroom, two bedrooms and the study area/landing.

Bedroom One 12'10" x 9'4" max (3.91m x 2.84m max)

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

Bedroom Four 9'3" x 8'10" (2.82m x 2.69m)

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

Open Study Area/Landing 9'1" x 6'3" (2.77m x 1.91m)

Double glazed window to the front. Radiator. Access leading to two further double bedrooms.

Bedroom Three 11'1" 10'4" max including doorway (3.38m 3.15m max including doorway)

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

Bedroom Two 11'2" x 10'3" (3.40m x 3.12m)

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

Bathroom

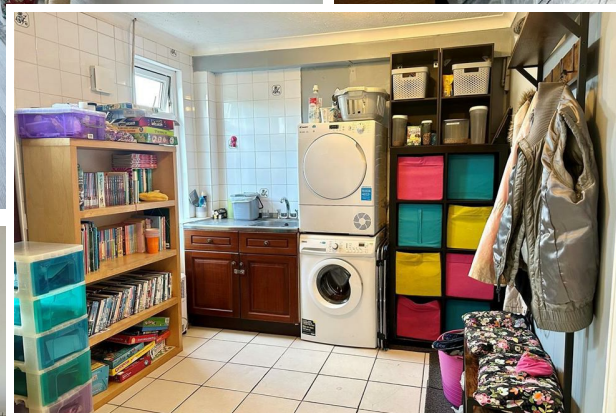
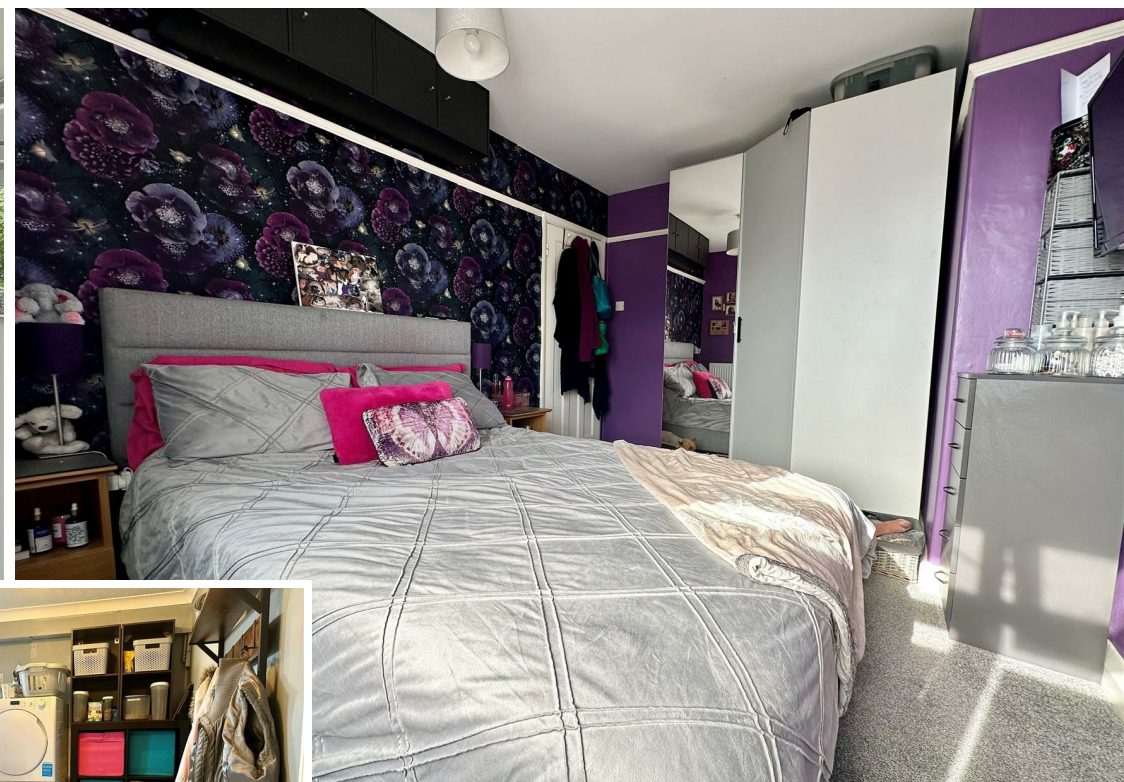
A three piece suite comprising a panelled bath with electric shower over. Low level WC, wash hand basin with mixer tap and cupboard below. Extractor fan. Ceiling light. Double glazed frosted window to the rear.

Shed - Storage 1 19' x 9'8" (5.79m x 2.95m)

Shed - Storage Area 2 10'4" x 9'8" (3.15m x 2.95m)

SERVICES

Mains water, mains electricity, mains gas and mains drainage. According to Ofcom Openreach can supply the





broadband standard and superfast, possible other providers are EE and Three. Mobile coverage according to Ofcom is O2 is likely, EE, Three and Vodafone are limited.

COUNCIL TAX BAND A

TENURE - Freehold

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.