



A high quality development at the Deer Park, Helston by Graceloft Ltd/Marconi Builders. A stunning three bedroom, two bath/shower room, link detached house offering open plan living space, an attached garage, private off road parking and enclosed garden to the rear. MHRV system and underfloor heating downstairs. Freehold. Council Tax Band C. EPC B83.

## **SUMMARY OF ACCOMMODATION**

### **GROUND FLOOR**

Entrance Hallway. Cloakroom. Kitchen. Open plan Living/Dining Room.

### **FIRST FLOOR**

Bedroom 1 with En-Suite. Bedroom 2. Bedroom 3. Bathroom. Landing.

### **OUTSIDE**

Brick paved driveway to front. Lawn garden to rear with paved patio area.

### **THE PROPERTY**

A high spec development at the Deer Park, Helston by Graceloft Ltd/Marconi Builders. A stunning three bedroom, two bath/shower room, link detached house offering quality accommodation, open plan living, an attached garage, private off road parking and an enclosed garden to the rear.

This impressive, three bedroom link detached house offers quality accommodation, including an attached garage, valuable private parking and a rear garden. This link detached house is complemented by attractive architectural elevations incorporating low maintenance painted rendered/exposed stone external walls, under a pitched concrete tiled roof, UPVC double glazed windows/external doors, gas fired central heating system

providing under floor zoned heating on the ground floor, and radiators on the first floor. A Mechanical Ventilation Heat Recovery System has been installed to the residence. Quality fittings to this property include internal oak doors fitted with brushed steel handles, LED lighting, Laufen sanitary ware, wired fibre internet and phone. Further external low maintenance features include plastic fascia/soffit boards, guttering and down pipes.

This family house will certainly appeal to buyers seeking a property on a level setting and within walking distance to Tesco supermarket providing every day shopping requirements. There is also a bus stop near Tesco.

The residence has been stylishly internally decorated throughout in a contemporary 'white', naturally creating a light and vibrant ambience.

**TENURE - Freehold Title**

**COUNCIL TAX BAND C**

### **SERVICES**

Mains water, electric, gas and drainage. Wired broadband to the property. According to Ofcom mobile coverage O2 Likely. Possibly 5G through EE outdoors.

### **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.

### **DIRECTIONS**

From the A394 turn left (opposite the May Tree Restaurant) and into Pasmore Road, continue along this road until you come to a roundabout, turn left, follow the road around to the right, at the end of this road is a circular cul de sac, turn right and the property can be found further up on the right.

### **THE ACCOMMODATION COMPRISES**

(All dimensions and floor plans are approximate)  
The property is approached from Fallow Road where the driveway and path leads to the front door opening into the entrance hallway.

### **Entrance Hallway**

Doors off to the cloakroom and the open plan living/dining areas.

**Cloakroom 5'10" x 2'11" (1.78m x 0.89m)**  
Low level WC. Wash hand basin. Frosted double glazed window, ceiling light and extractor fan.

**Living/Dining Room**  
An open plan living/dining room linked into the kitchen. Sliding patio door leads to the rear garden. Window to the rear aspect. Telephone/TV points and inset ceiling lighting. Staircase ascending to the first floor accommodation. Understairs storage cupboard. Open to the kitchen

**Kitchen**  
A fabulous fitted contemporary kitchen comprising a selection of base/wall storage units complemented by soft closing doors/drawers. Inset stainless steel sink fitted with a mono mixer tap. Natural stone worktop with grooves for drainer. Integrated fridge, freezer, washing machine and dishwasher. Inset electric induction hob with an extractor canopy above. Electric oven and fitted microwave. Window to the front aspect and ceiling lighting. Opening to the living/dining room.

**Staircase**  
A closed tread winding staircase ascends from the living/dining room to the first floor landing.

**First Floor Landing**  
Storage cupboard, ceiling lighting and oak doors leading off to:-

**Bedroom One with En-Suite 13' x 8'9" (3.96m x 2.67m)**  
Window to rear aspect, radiator and ceiling lighting.

**En-Suite**  
Shower unit with tiled surround. Low level WC. Wash

hand basin. Window fitted with opaque glass. Part ceramic tiling to walls, extractor fan and ceiling light.

**Bedroom Two 10'4" x 8'9" (3.15m x 2.67m)**  
Window to the front aspect, radiator and ceiling lighting.

**Bedroom Three 9'6" x 6'4" (2.90m x 1.93m)**  
Window to the rear aspect, radiator and ceiling lighting.

**Bathroom**  
A panelled bath fitted with a shower above and glass screen. Low level WC. Wash hand basin. Part ceramic tiling to walls. Window fitted with opaque glass, extractor fan and inset ceiling lighting.

**Attached Garage 18'1" x 8'11" (5.51m x 2.72m)**  
Metal up and over door. Power and light connected. Door to rear garden.

**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.

**Agents Note 2**  
Please note the dimensions of the room sizes have been copied off plan from the architects drawings and we cannot guarantee the accuracy. Please note, we use a mix of CGI's and real photos. The video used for this property is of a different property with the same layout.

**Anti Money Laundering Regulations**  
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



