



Located in the sought after residential area of Bosnoweth, is this delightful four bedroom, two bath/shower room, detached home offering a generous kitchen/dining room, an enclosed south west facing rear garden, a detached garage and driveway parking. Freehold. Council Tax Band D. EPC C75.



THE PROPERTY

This superb detached family home is light and airy and features four bedrooms, as well as a generously proportioned kitchen/dining room which leads out to the south west facing rear patio and garden. Upon entering the hallway, doors lead off to the cloakroom, storage cupboard, kitchen/dining room and living room. Upstairs there are four bedrooms, the master having an en-suite shower room and a family bathroom. Two of the bedrooms have built in wardrobes.

The rear garden provides a high degree of privacy enjoying a lawn area, patio seating area, a summer house which has power and light and a space to the side of the property to 'grow your own' for the keen gardener. Outside to the rear there is also an outside tap, outside light and outside power point.

Built in 2004, externally the property has some exposed stone and painted render with concrete tiles on the roof. The property is heated by a gas central heating boiler which also provides the hot water. The property is complemented by off road driveway parking for one car and a detached garage.

An excellent opportunity for anyone looking to settle in an accessible location in a sought after area. With its modern features and spacious design, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

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 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 beach.

COUNCIL TAX BAND D

SERVICES

Mains water, gas, electricity and drainage. According to Ofcom.org mobile phone signal likely with O2 and broadband is standard and ultrafast.

THE ACCOMMODATION IN DETAIL

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

The front door leads into the entrance hallway.

Entrance Hallway

Doors lead off to the cloakroom, a useful storage cupboard, kitchen/dining room and the living room. Stairs lead to the first floor landing. Radiator. Ceiling light. Vinyl tiled floor.

Cloakroom

With WC and shelf above. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Double glazed frosted window to the front. Vinyl tiled floor.

Utility Room

Gas boiler. Space for fridge/freezer and space for washing machine. Wood effect work surfaces incorporating stainless steel sink and drainer with mixer tap and tiled splashback. Vinyl tiled flooring. Radiator. Double glazed window to the side. Extractor fan.

Living Room 16'6" x 11'3" (5.03m x 3.43m)

A lovely room with double doors leading to the dining area. Double glazed window to the front. Ceiling rose light. TV aerial point. Radiator.

Kitchen/Dining Room 24'5" max x 11'10" max (7.44m max x 3.61m max)

A superb, light and generously proportioned kitchen/dining room with a selection of base and wall units, wood effect work surfaces incorporating stainless steel sink and drainer with mixer tap. Gas hob with electric oven below and extractor fan above. Tiled splashbacks. Inset spotlights. Double glazed window overlooking the rear garden. Half glazed door leading to the rear garden. Understairs storage cupboard. In the dining area there is space for dining table and chairs. Double doors lead to the patio area and south west facing rear enclosed garden.

Landing

Doors to four bedrooms, a family bathroom and an airing cupboard. Loft with ladder and partially boarded around the entrance. Radiator. Ceiling light.

Bedroom One 11'5" x 11'4" (3.48m x 3.45m)

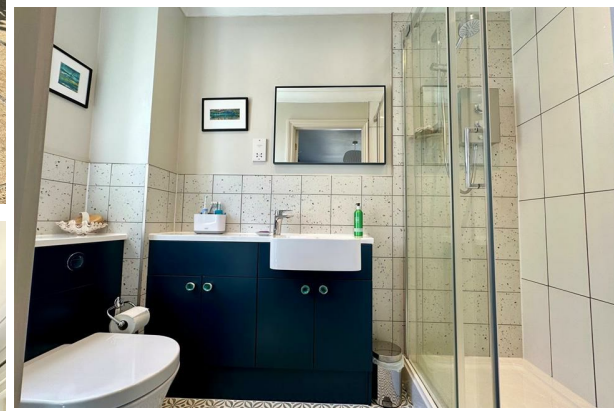
With a built in wardrobe. Double glazed window to the front. Radiator. TV aerial point. Ceiling light. Door to en-suite shower room.

En-Suite

Shower cubicle with electric shower and tiled surround. WC, wash hand basin with mixer tap and cupboard beneath. Lino flooring. Inset ceiling lights. Extractor fan. Frosted double glazed window to the side.

Bedroom Two 10' x 9'5" (3.05m x 2.87m)

With a built in wardrobe. Two double glazed windows to the front. Radiator. Ceiling light.





Bedroom Three 10' x 7'7" (3.05m x 2.31m)

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

Bedroom Four 10'2" x 6'3" (3.10m x 1.91m)

Double glazed window to the rear. TV aerial point. Radiator. Ceiling light.

Bathroom

An L shaped room comprising a bath with shower attachment and tiled surround. WC with storage either side. Wash hand basin with mixer tap and cupboard below. Shaver point. Heated towel rail. Lino flooring. Inset ceiling lights. Extractor fan. Frosted double glazed window to the rear.

Garage 16'5" 9'7" (5.00m 2.92m)

Up and over garage door. Power and light connected. Half glazed door leading to the 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.

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.