



YOUR DREAM HOME, TAILOR MADE WITH YOUR CHOICE OF KITCHEN, FLOORING AND TILING. A prestige, spacious four bedroom detached house offering open plan kitchen/dining/snug and separate living room, with generous gardens, a garage and brick paved driveway. With modern eco friendly features such as underfloor heating on the ground floor, MHRV system and solar panels. Council Tax Band TBC. EPC TBC. Freehold.

THE PROPERTY

This stunning home is part of the Deer Park Development, built by local and high quality builders, Marconi Builders and Developers who produce high specification and beautifully finished homes.

On the ground floor we have an open plan kitchen/dining/snug, utility room, cloakroom and separate living room. Doors in the dining area will lead to a generous rear garden with fenced borders and patio area. The rear garden faces South West. The downstairs also benefits from underfloor heating.

Upstairs provides four bedrooms, the master having an en-suite shower room and a family bathroom.

Outside to the front is a brick paved driveway, the garage and lawn area. To the rear is a lawned garden and patio area, ideal for eating out in the warmer summer months, bordered by fencing.

The property is built with a timber frame, exposed stone and wood clad, painted and rendered external elevations. Concrete tiles on the roof and is warmed by gas central heating (If buying off plan air source heating might be an option). There are also solar panels on the roof.

LOCATION

Caribou Close is located within easy reach of Tesco, bus

stop, schools and Helston town centre. 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.

SERVICES

Mains water, mains electricity, mains gas and mains drainage. Solar panels on the roof. Gas fired heating and hot water. Wired broadband to the property. According to Ofcom.org mobile phone signal through O2 is likely and for broadband is standard and superfast through Openreach or OFNL.

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

Entrance Hallway

A spacious hallway with doors leading to the cloakroom, understairs cupboard, kitchen/dining room/snug and living room. Stairs lead to the first floor.

Cloakroom 6'6" 3'3" (1.98m 0.99m)

Kitchen/Diner 17'8" x 12'7" (5.38m x 3.84m)

A fantastic light room with space for dining room table and chairs, from here doors lead to the patio area. A door leads to the utility room. The kitchen will have a good amount of work surfaces with integrated appliances to include an oven, fridge/freezer, washing machine and dishwasher.

Snug Area 13'3" x 11'7" (4.04m x 3.53m)

Living Room 14'3" x 11'6" (4.34m x 3.51m)

A light and spacious separate living room to enjoy relaxing evenings.

Utility Room 9'3" x 5'2" (2.82m x 1.57m)

Space for tumble dryer, sink and drainer. Door to the rear garden.

Bedroom One 13'3" x 10'6" (4.04m x 3.20m)

A generous room with en suite shower room.

En-Suite Shower Room 6'3" x 6' (1.91m x 1.83m)

A good size shower with tiled surround and sliding door. WC with push button flush. Wash hand basin with mixer tap.

Bedroom Two 10'4" x 10'1" (3.15m x 3.07m)

Bedroom Three 9'8" x 8'8" (2.95m x 2.64m)

Bedroom Four 9'4" 8' (2.84m 2.44m)

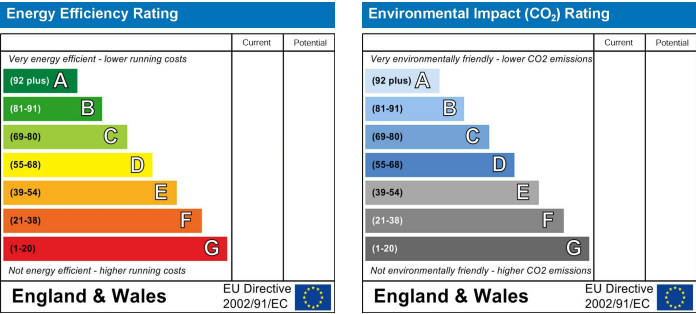
Bathroom 6'10" x 6'3" (2.08m x 1.91m)
A panelled bath with shower attachment and glass screen.
WC with shelf above. Wash hand basin with shelf above.

Garage 16'9" x 9'7" (5.11m x 2.92m)
Power and light connected. Solar panel controls and battery storage. Having an 'A' framed roof, this is a perfect space for storage. Electric roller shutter door.

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 photographs used are CGI's. Room measurements have been taken from plan.

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.





GROUND FLOOR PLAN: THE MUNTJAC



FIRST FLOOR PLAN: THE MUNTJAC

