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**Park An Daras,
Helston**

**£385,000
Freehold**





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Property Introduction

Situated in a desirable estate, this exceptional modern four-bedroom detached house is just under four years old and is designed and finished to an impeccable standard.

Providing spacious and contemporary light and bright accommodation with a superb kitchen/diner, the property also benefits from a garage, off-road parking and gardens together with the remaining six years of an NHBC warranty.

Viewing is strongly recommended as this is a fantastic opportunity not to be missed.

Location

Helston is ideally situated for accessing and exploring the beautiful Lizard Peninsula renowned for its breathtaking scenery with an array of inland and coastal walks. The historic town centre has many shops and amenities including schools, a health centre and a leisure centre.

The Maritime town of Falmouth lies approximately twelve miles distant and is renowned for its excellent sailing waters.

ACCOMMODATION COMPRISES

Door to:-

ENTRANCE HALL

A light and spacious hallway with a well lit staircase rising to the first floor and doors opening off to:-

LIVING ROOM 16' 6" x 11' 4" (5.03m x 3.45m) maximum measurements

The living room is a good size with a large double glazed window to the front. LVT flooring, wood burner and radiator.

CLOAKROOM

Concealed cistern WC and vanity wash basin. LVT flooring, extractor fan and radiator.

KITCHEN/DINER 19' 8" x 13' 0" (5.99m x 3.96m) maximum measurements, plus door recess

The kitchen, situated to the rear elevation, is a beautiful

contemporary space fitted with a modern kitchen complemented by granite working surfaces, a centre island, range of integral appliances and cupboard housing the washing machine and tumble dryer. Space for a good size dining room table and double doors open into the rear garden. Returning to entrance hall, stairs to:-

FIRST FLOOR LANDING

Loft access (half boarded and loft light) and an additional storage cupboard is also located on the upper floor. Doors off to:-

PRINCIPAL BEDROOM ONE 12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window to the front. Carpeted flooring. Radiator. Ethernet port and TV port. Door to:-

EN-SUITE SHOWER ROOM

Fitted with a fully tiled shower enclosure with thermostatic shower, concealed cistern WC and vanity wash basin. Extractor fan and ceiling light. Radiator.

BEDROOM TWO 11' 9" x 9' 9" (3.58m x 2.97m)

A double size bedroom with a double glazed window to the rear. Carpeted flooring and ceiling light. Radiator. Ethernet port and TV port.

BEDROOM THREE 9' 7" x 8' 2" (2.92m x 2.49m)

A double size bedroom with a double glazed window to the rear. Carpeted flooring and ceiling light. Radiator. Ethernet port and TV port.

BEDROOM FOUR 9' 2" x 7' 1" (2.79m x 2.16m) plus door recess

A single size bedroom with a double glazed window to the front. Carpeted flooring and ceiling light. Radiator. Ethernet port and TV port.

BATHROOM

Double glazed window. Vanity wash hand basin with storage below, concealed cistern WC and panelled bath with mains shower and side shower screen. Part tiled walls and tiled floor. Extractor fan.

OUTSIDE FRONT

To the front of the property, there is a neatly maintained lawn with shrubs alongside off-road parking facilities.

REAR GARDEN

To the rear, one will find an enclosed rear garden featuring a combination of a patio, lawn, and a landscaped seating area perfect for relaxation. There is also a good size garage for parking and storage.

GARAGE 18' 1" x 9' 9" (5.51m x 2.97m)

Up and over door to front. Power and light connected.

SERVICES

Mains gas, mains water, mains drainage and mains electric.

AGENT'S NOTES

The Council Tax Band for this property is Band 'D'. In line with most modern developments, there is an estate charge which is applicable to the property which is currently £99.00 payable every six months to contribute to the service charge for the insurance, management, maintenance and upkeep of the common areas of the development.

DIRECTIONS

From the Maytree roundabout, proceed on A394 and take the first left into Park An Daras. Follow this road and take the third turning on the right. The property will be found a little way up on the left-hand side identified by a 'For Sale' board. If using What3words: cubed.kind.scooped

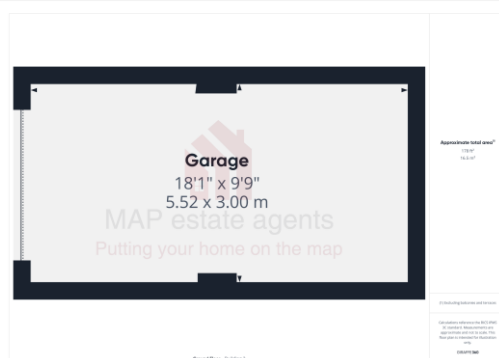
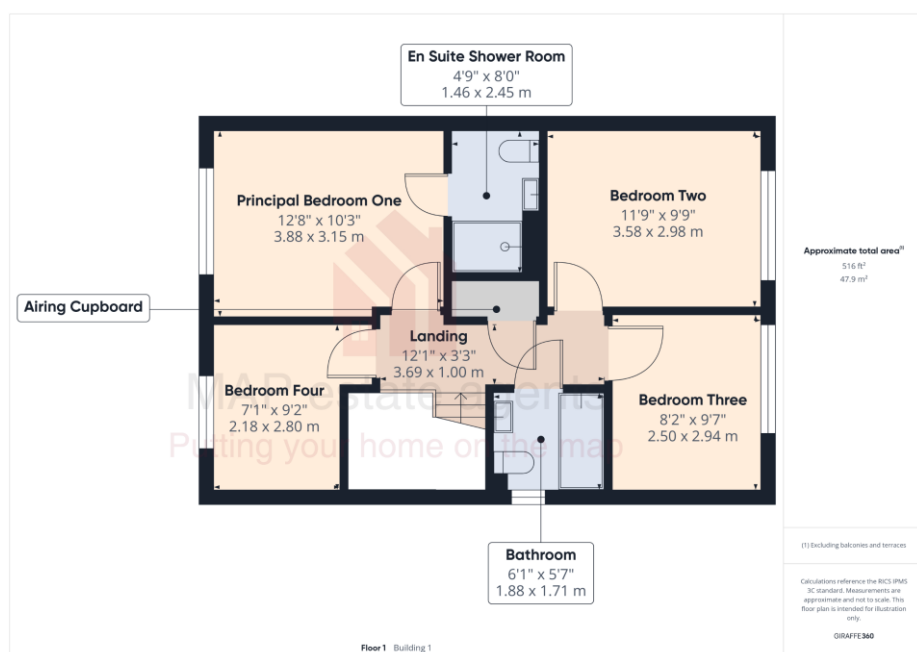


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Spacious detached home
- Immaculately presented
- Four bedrooms
- Principal bedroom with en-suite shower room
- High quality kitchen
- Enclosed rear garden
- Garage and off-road parking
- uPVC double glazing and gas central heating
- Remainder of new build warranty
- Desirable residential location



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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