



# 29 Roselidden Parc

HELSTON

Charming 3-bed detached bungalow in Helston with countryside views. Features spacious lounge, kitchen, gardens, and garage with off-road parking. Peaceful retreat with double glazing and gas heating.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Far reaching countryside views
- Detached Bungalow
- Three bedrooms
- Large Lounge/Diner
- Bathroom and Separate WC
- Kitchen
- Gardens Front and Rear
- Double Glazing and Gas Central Heating.





### Hallway

Entrance door, glazed with and side window. Double doors opening to a cloaks cupboard. Doors to bedrooms, lounge, kitchen and bathroom. Shelving and radiator.

### Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)

With a double glazed window looking to the front elevation, a range of fitted wardrobe and cupboard. Radiator.

### Lounge/Diner

20' 8" x 14' 9" (6.31m x 4.50m)

Narrowing to 2.75 Width. With large, full height picture windows over looking the wide reaching countryside view. Radiator.

### Kitchen

11' 5" x 8' 10" (3.49m x 2.68m)

Narrowing in width to 1.96 With a range of matching eye level and base units incorporating working surfaces. Single drainer sink unit, mixer tap, Full height built in storage cupboard, Door and window to rear, opening onto the raised timber decking area.

### Bedroom 3

8' 10" x 6' 7" (2.70m x 2.00m)

With window to the rear overlooking the panoramic countryside view. Radiator.

### Separate wc

4' 11" x 2' 7" (1.50m x 0.80m)

This room with a low level wc, window and radiator

### Bathroom

5' 5" x 5' 3" (1.66m x 1.59m)

Bath with tiled surround, mixer shower, Chrome towel rail, window to the side.

### Bedroom 2

12' 0" x 9' 6" (3.67m x 2.90m)

With a window to the front, built in wardrobe, radiator.



**Separate wc**

4' 11" x 2' 7" (1.50m x 0.80m)

This room with a low level wc, window and radiator

**Bathroom**

5' 5" x 5' 3" (1.66m x 1.59m)

Bath with tiled surround, mixer shower, Chrome towel rail, window to the side.

**Bedroom 2**

12' 0" x 9' 6" (3.67m x 2.90m)

With a window to the front, built in wardrobe, radiator.

Outside - Front

Sloping front garden, mainly laid to lawn with mature shrubs, low level wall separating the main pavement, sloping driveway in front garage providing off road parking. Side pathways to the rear garden.

Garage - Measuring 16' x 8'6" with access from an up and over door,

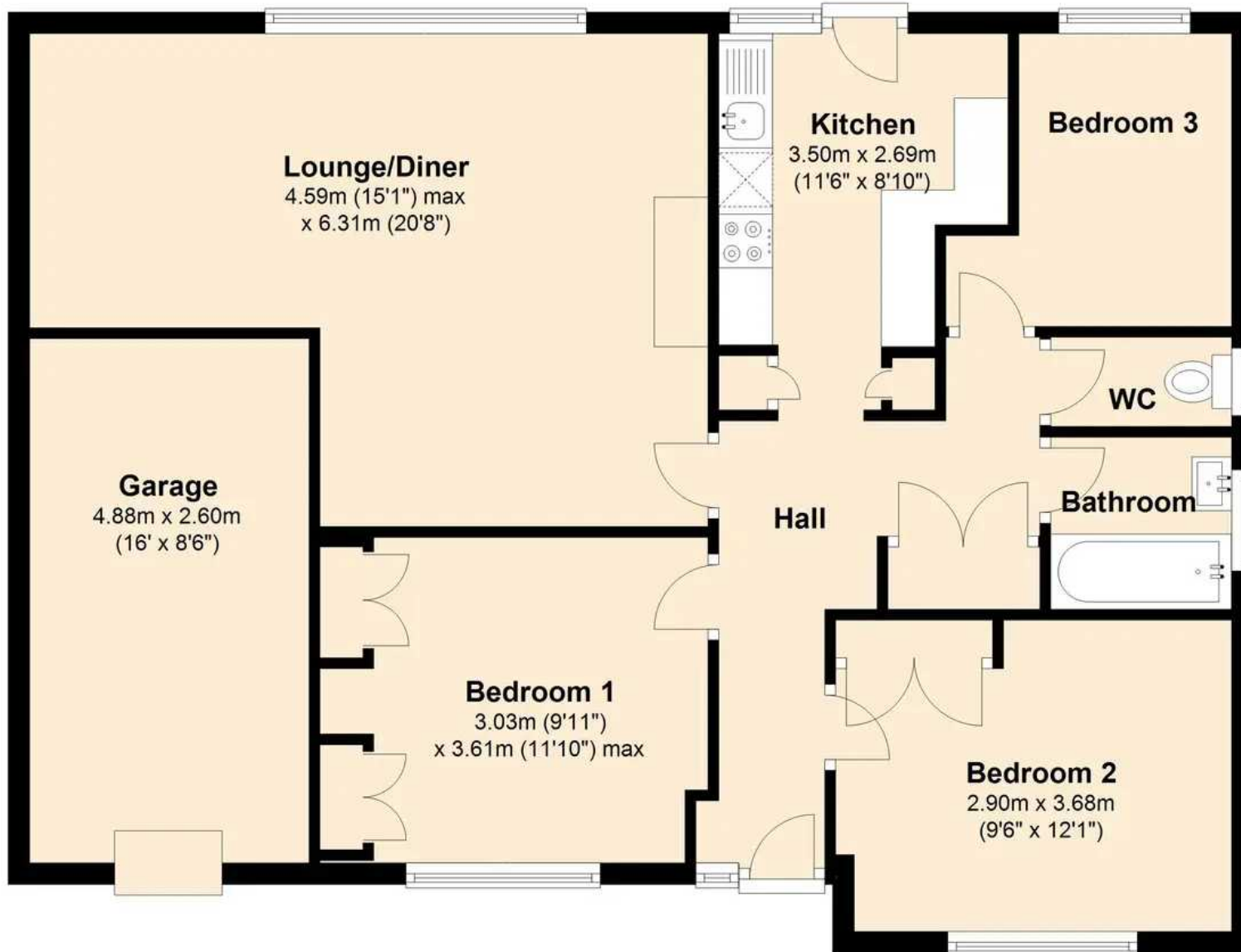
Outside - Rear

Well enclosed with mature natural hedgerow, gently sloping lawns, raised paved patio area, and a raised timber decking direct from the rear of the property.



# Ground Floor

Approx. 90.1 sq. metres (969.7 sq. feet)



Total area: approx. 90.1 sq. metres (969.7 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.  
Plan produced using PlanUp.