



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10326

£375,000

32 Fallow Road,
Helston, Cornwall, TR13 8WH

FREEHOLD



Brand new home – ready for immediate occupation.

Conveniently situated within the ever popular ancient market town of Helston; a link detached 3 bedroomed home with garage and driveway parking. Dual aspect, stylish open-plan living featuring a contemporary fitted kitchen with built-in appliances, light and airy living space with patio doors looking onto the enclosed rear garden and opening onto a paved patio. Highly specified to include an MVHR system and underfloor heating to the ground floor, by long established and well regarded local builders Marconi Limited.



SUMMARY OF ACCOMMODATION – all measurements are approximate

Ground Floor Entrance hallway (8' x 3') with cloakroom/wc. A glazed door leads to the dual aspect open-plan living room (26'5" x 15'4") with contemporary fitted kitchen featuring quartz worksurfaces and integrated appliances. UPVC double glazed patio doors provide access from the living/dining area to the patio and enclosed rear garden. Balustraded staircase rising to the first floor accommodation and understairs cupboard below.

First Floor Galleried landing, principal bedroom (12'11" x 8'7") with en-suite shower room and loft access, bedroom 2 (10'2" x 8'5"), bedroom 3 (9'5" x 6'3"), family bathroom.

Outside Brick paved driveway to the front, enclosed lawned garden to the rear with paved patio and attached garage.





DESCRIPTION

Completed in 2024 by Marconi Builders to a high standard and occupying an enclosed level plot. Situated in the popular Deer Park, highly convenient for Helston's array of amenities as well as primary and secondary schools, most of which are within walking distance. A bricked paved driveway provides off-road parking and leads to an attached single garage with an up and over door and pedestrian access from the rear to the garden. The welcoming entrance hall has a useful cloakroom/wc and an attractive glazed door leading to the stylish dual aspect open-plan living area. Its contemporary kitchen is well fitted with quartz worksurfaces and integrated double oven, induction hob with extractor fan over, fridge/freezer, dishwasher and washing machine. The light and bright living area has a uPVC double glazed window and patio doors overlooking the rear garden which is fully enclosed with a paved patio area and access to the rear of the garage and around to the side and front of the property.

A balustraded staircase leads from the open-plan living area to a galleried landing with uPVC double glazed window to the side aspect and doors leading to the principal bedroom with views to the rear and an en-suite shower room. Bedroom 2 overlooks the front aspect and bedroom 3 has views again to the rear. The family bathroom has an attractive stone windowsill, three piece suite comprising panelled bath with shower over, wash hand basin and wc. The property is well finished and high specified to include an MVHR system and underfloor heating to the ground floor.

LOCATION

Helston is perhaps best known for its Flora Day celebrations at the beginning of May each year when a series of dancers make their way through the town, in and out of churches, shops and houses including through the gardens of some of the houses on Cross Street. 32 Fallow Road is located close to the heart of the town where a good range of facilities are found including family owned and national retailers catering for most requirements, supermarkets are situated within walking distance of the development.

Helston is an historic market town and has the widest range of services in the area including a hospital, leisure centre and specialist shops. There are well regarded secondary and primary schools in the locality also. The town is only a few miles distant of the harbour fishing village of Porthleven renowned for its quality restaurants and pretty harbour. To the west of Helston is the long sandy beach at Praa Sands, to the south and east is the rugged Lizard Peninsula and the sailing waters of the Helford River. The towns of Penzance, Redruth and Falmouth are all within easy striking distance as is Cornwall's capital city of Truro where there are private schools and commercial services. Both Redruth and Truro have stations on the mainline Penzance to Paddington line whilst the A30 expressway is approximately 10 miles away to the north and gives dual carriageway access to the motorway network at Exeter.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR13 8WH.

SERVICES Mains water, drainage, electricity and gas. Underfloor heating on the ground floor and radiators on the first floor.

BUILDING WARRANTY PROVIDER Protek 10 year warranty.

COUNCIL TAX BAND C (see www.mycounciltax.org.uk).

DIRECTIONS Travelling south from Falmouth proceed towards Helston on the A394, follow the road taking the first exit at the roundabout on the outskirts of Helston. Continue along the A394 travelling past the Premier Inn on your left hand side. At the next roundabout take the third exit onto Passmore Road ignoring any turn offs, Passmore Road leads onto Fallow Road where the property can be found after the communal green area and is identifiable by our for sale board.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Not to scale – for identification purposes only.



