

# CHRISTOPHERS

ESTATE AGENTS



A very nicely presented three detached house situated in a highly regarded residential area in the market town of Helston.



This three bedroom detached house has been much enhanced during our owners tenure, it is very nicely presented throughout and is well situated for both primary and secondary schooling therefore making it an ideal family home.

The property benefits from mains has central heating and double glazing and also benefits from a garage with driveway parking. There are gardens to the front and rear with the rear garden being a feature of the property being of good size and in many areas having good degrees of privacy.

In brief, the accommodation comprises entrance porch, lounge with patio doors leading out onto the garden, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a newly fitted luxury shower room.

The town of Helston is the gateway to the Lizard Peninsula with its stunning feature coves and cliff top walks. It is a bustling market town providing facilities that include national stores, health centres, cinema and a leisure centre with indoor swimming pool. There are a number of well regarded primary schools, a secondary school and a university campus can also be found in the nearby town of Penryn which is some twelve miles distant.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### ENTRANCE PORCH 3.00M X 1.22M (9'10" X 4')

A double aspect room, tiled floor and half glazed door opening into

##### DINING ROOM 3.58M X 3.51M INCLUDING STAIRCASE (11'9" X 11'6" INCLUDING STAIRCASE)

Window to side aspect, Herringbone cushion flooring, staircase to first floor and understairs storage cupboard. There is an obscured glazed door to kitchen and door to

##### LOUNGE 6.63M X 3.58M (21'9" X 11'9")

A light and airy dual aspect room with double glazed window overlooking the front garden and patio doors opening onto the rear garden. There is a feature fireplace with log burner and laminate flooring.

##### KITCHEN 3.58M X 3.00M (11'9" X 9'10")

Wood effect fitted kitchen comprising worktops incorporating a one and a half bowl sink drainer unit with mixer tap over with tiled splashbacks. There is a range of drawers and units under and wall units over, integral AEG hob with hood over, double oven, built in fridge/freezer, dishwasher, window to rear aspect and glazed door to the outside.

From the dining room stairs ascend to the

##### FIRST FLOOR LANDING

With alcove, window to the rear aspect enjoying a view over the school fields and onwards to open countryside, access to the loft, built in airing cupboard with modern factory lagged hot water cylinder, built in storage cupboard and door to

##### BEDROOM ONE 3.58M X 3.58M (11'9" X 11'9")

Window with views over the town and having distant countryside views.

##### BEDROOM TWO 3.89M X 2.74M (12'9" X 9')

Window enjoying similar views to bedroom one and a built in cupboard with hanging rail and shelving.

##### BEDROOM THREE 3.00M X 2.29M (9'10" X 7'6")

Window to rear aspect and built in cupboard with hanging rail.

##### SHOWER ROOM 3.05M X 1.63M (10' X 5'4")

Having being very tastefully and newly fitted in the last 12 months there is a walk in shower cubicle, hand wash basin, low level w.c., towel rail and windows to the rear aspect.

##### OUTSIDE

To the front of the property there is a driveway that provides parking for a number of vehicles and leads to a

##### GARAGE 5.28M X 3.10M (17'4" X 10'2")

With light and power and plumbing for a washing machine. There is Worcester gas boiler, w.c., rear pedestrian door and electrically operated garage door.

#### GARDENS

There are gardens to the front and rear of the property. The front garden being mainly laid to lawn with flowerbeds to its borders. The rear garden is a real feature of the property enjoying a sunny aspect and enjoying a good degree of privacy. The garden is laid mainly to lawn with flower and shrubs borders and a shed.

#### SERVICES

Mains electricity, water, drainage and gas.

#### VIEWING

#### DIRECTIONS

From our office proceed up Godolphin Road, passing the police station on your left hand side, take the next left hand turn into Station Road, proceed to the top of the hill and turn right at the roundabout. Take the first right into Gwealfolds Road where the property will be found after a short distance on the left hand side.

What 3 words - brisk.spends.supple

#### COUNCIL TAX BAND

Band D

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

6th March 2024

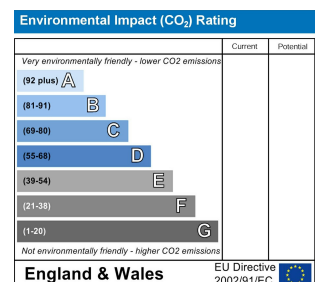
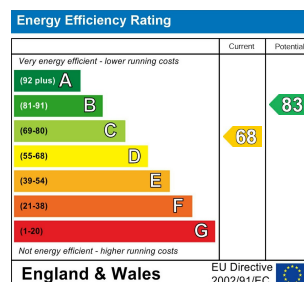
# TRETHINNICK GWEALFOLDS ROAD, HELSTON, TR13 8UB PRICE GUIDE £380,000

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