



## Hawthorn House 1 Fawn Close, Helston, TR13 8WP

£525,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# Hawthorn House 1 Fawn Close

- EXECUTIVE STYLE 4/5 BEDROOM DETACHED HOUSE
- LESS THAN FOUR YEARS OLD WITH REMAINDER OF WARRANTY
- ENGINEERED OAK FLOORS AND DOORS
- MAINS GAS AND CENTRAL HEATING PLUS VENTILATION SYSTEM
- GENEROUS SPLIT LEVEL REAR GARDEN WITH STONE WALLS
- ATTACHED GARAGE PLUS PARKING FOR 3/4 CARS
- CUL-DE-SAC POSITION PLUS CONVENIENT LOCATION
- FREEHOLD
- COUNCIL TAX BAND D
- EPC - B84



This executive style four/five bedroom detached house was built less than four years ago by a well regarded local builder/developer and has the benefit of the remainder of a ten year Protek New Home Warranty. The property has a number of quality features including internal engineered oak door with brushed steel handles, engineered oak floor to the living/dining/kitchen areas, granite work surfaces to the kitchen, LED lighting and Laufen sanitary ware.

The property has mains gas fired central heating with underfloor zoned heating on the ground floor and radiators on the first floor. Also installed is a Vectaire whole house mechanical ventilation system and a Texecom Premier Elite series security system.

Set on a good sized plot in a cul-de-sac of just three properties, the property enjoys a generous split level rear garden and benefits from an attached garage with a herringbone driveway offering parking for an additional three/four cars. The property is conveniently positioned for easy access to the supermarkets and local shops, as well as both primary schools and community college.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There is a leisure centre with indoor heated pool.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**





#### **CANOPIED AND PILLARED ENTRANCE**

With outside courtesy light and front door opening into the entrance hallway.

#### **ENTRANCE HALLWAY**

With an engineered oak floor and staircase to the first floor. Understairs storage cupboard, engineered oak doors off to all rooms including the cloakroom.

#### **CLOAKROOM 7'1" x 3'4" (2.16m x 1.02m)**

With low level w.c., wash hand basin, chrome towel rail, ceramic tiled floor, part tiling to the wall and obscure glazed window.

#### **SNUG/BEDROOM FIVE 14'4" x 11'9" (4.37m x 3.58m)**

A window to the front aspect. This room is currently used as a second living room but could be utilised as a downstairs bedroom if so required.

#### **OPEN PLAN LIVING/DINING ROOM/KITCHEN 29'6" x 13'4" (8.99m x 4.06m)**

##### **LIVING AREA**

Having an engineered oak floor, a window overlooking the rear garden, high level Velux skylight window.

##### **DINING AREA**

With an engineered oak floor, a pair of UPVC double glazed doors opening onto the patio and rear garden. Internal glazed double doors opening from the hallway.

## KITCHEN

A well appointed contemporary kitchen offering an excellent selection of base, carousel and eye level wall units with underlighting. All complimented by soft close doors. Inset one and half bowl stainless steel sink unit set in granite worktop with matching splashbacks, additional granite worktop surfaces, inset AEG ceramic hob with stainless steel extractor hood over, built-in dishwasher, built-in fridge/freezer, built-in AEG oven with microwave over, engineered oak flooring, a window overlooking the rear garden and a door into the utility room.

## UTILITY ROOM 9'5" x 5'4" (2.87m x 1.63m)

Comprising stainless steel sink and drainer set in granite effect worktop with cupboards under, eye level wall units, fitted AEG washing machine, fitted AEG tumble drier, tiled floor, a door to the rear garden and patio and internal door to the attached garage.

## FIRST FLOOR LANDING

A window to the front aspect, radiator, loft access hatch, a built-in storage cupboard with shelving, engineered oak doors off to all rooms, including the master bedroom,

## MASTER BEDROOM 13'4" x 12'3" (4.06m x 3.73m)

A window to the rear aspect overlooking the garden. Radiator, engineered oak door into the en-suite shower room.

## EN-SUITE SHOWER ROOM 6'3" x 5'6" (1.91m x 1.68m)

A corner shower cubicle with tiled surround with both overhead drencher shower and hand held shower, wash hand basin with drawer units under, inset low level w.c., chrome ladder effect heated towel rail, shaver point, tiled floor, obscure glazed window.





#### **BEDROOM TWO 10'5" x 10'4" (3.18m x 3.15m)**

With a window to the rear aspect overlooking the garden. Radiator.

#### **FAMILY BATHROOM 6'8" x 6'1" (2.03m x 1.85m)**

With a white suite comprising bath with shower over, shower screen and tiled surround, low level w.c., wash hand basin with drawer units under, tiled walls, tiled floor, chrome ladder effect heated towel rail and a shaver point.

#### **BEDROOM THREE 9'10" x 8'9" (3.00m x 2.67m)**

With a window to the front aspect and a radiator.

#### **BEDROOM FOUR 9'5" x 6'11" (2.87m x 2.11m)**

With a window to the front aspect. Radiator. This room is currently used as a study.

#### **ATTACHED GARAGE 16'5" x 9'6" (5.00m x 2.90m)**

With power and light. Ideal Logic mains gas combi boiler, pull down hatch with folding loft ladder giving access to part boarded loft space which has lighting and insulation. Internal door into utility room, plus metal up and over garage door opening onto herringbone bone driveway providing additional parking for three/four cars.



#### **OUTSIDE**

The property is set on a good sized plot with the front garden being laid mainly to lawn with a selection of fruit trees together with rose and plant borders. There is a pedestrian gate to one side of the garage which leads to a generous split level rear garden that is also laid mainly to lawn with a variety of fruit trees plus flower and shrub borders. The top level of garden being set with an attractive local stone wall. There is a patio area which leads, in turn, to a useful storage area to the side of the property.

## SERVICES

Mains water, electricity, drainage and gas.

## DIRECTIONS

From Christophers Helston office, proceed up Wendron Street onto Godolphin Road. At the roundabout at the top of Godolphin Road take the second exit onto Clodgey Lane. At the Tesco roundabout take the second exit keeping on Clodgey Lane, going straight ahead at the traffic lights to the next roundabout (opposite the Helston Rugby Club). Take the first exit onto the A394 and after approximately a quarter of a mile, is the roundabout (by the Maytree). Take the first exit here onto Pasmore Road. Follow this road all the way to the end where it leads into Fallow Road, bear left on Fallow Road where the first cul-de-sac on the left is Sika Drive and the second cul-de-sac on the left is Fawn Close. The property will be found on the left hand side.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

## COUNCIL TAX

Council Tax Band D.









#### **AGENTS NOTE**

Under the terms of the Estate Agents Act 1979 we wish to point out that the owner of this property is an employee of Christophers Estate Agents.

#### **ANTI-MONEY LAUNDERING**

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

#### **PROOF OF FINANCE - 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**

12th August, 2025.



## Ground Floor

Approx. 85.3 sq. metres (917.8 sq. feet)




## First Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



Total area: approx. 140.3 sq. metres (1510.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Christophers Estate Agents

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