MAP estate agents

Putting your home on the map

Helston, Cornwall

Helston Cornwall

Helston town centre (200 yards by foot) | Porthleven 3 miles | Redruth 10 miles | Falmouth 13 miles | Penzance 15 miles | Truro 17 miles | Plymouth 72 miles | Exeter (M5) 105 miles (Distances are approximate)

Located in a tucked-away position, yet with the convenience of being close to the town centre shops and amenities is this delightful detached family home set within this exclusive gated development.

Hall | Cloakroom | Kitchen | Utility room | Garden room | Lounge | Four bedrooms | principal en-suite | Family bathroom | Garden

£455,000
Freehold

Property Introduction

Being one of just nine properties constructed approximately three years ago, the property occupies a good size plot and has been built with stand-out features which include a part slate-hung exterior along with exposed granite lintels and quoins. Internally, the quality of finish continues with high-end flooring, oak veneer doors along with a delightful fitted kitchen/diner with a variety of integrated appliances and a recently added garden room which overlooks the garden. The generous entrance accesses the additional ground floor accommodation which comprises of a cloakroom, lounge and utility room, while to the first floor is a family bathroom, four bedrooms with the principal having an en-suite.

Externally, a resin driveway offers off-road parking with the resin pathway leading to the front door with courtesy light. The main garden is laid mainly to lawn with central sycamore tree, but also having a variety of mature shrubs and flowers along with a vegetable plot with access to a raised, decked sitting area. To the rear is a useful storage shed, while to the side, this is currently utilised by the vendors as a space for recycling.

Location

Due to the position of the development, the shops and amenities of the town are just moments away with an additional pedestrian gated access located at the end of the cul-de-sac with a key code for security.

Helston is a traditional market town steeped in history and tradition and is also the most southerly town in England. Other amenities include both primary and secondary schooling, leisure centre and cinema – all of which contribute in creating a strong, local community. Helston also serves as the gateway to the spectacular Lizard Peninsula which is a popular destination for locals and visitors to explore its traditional fishing villages, such as Cadgwith, Coverack, Mullion and the breathtaking Kynance Cove.

Just a short driving distance away is the Penrose Estate – again, being popular for walkers and this leads to a fresh water lake found at Loe Bar.

ACCOMMODATION COMPRISES

Door opening to:-

ENTRANCE HALLWAY

uPVC double glazed sash window. Staircase to first floor, LVT flooring and radiator. Door to:-

CLOAKROOM

uPVC double glazed sash window. Close coupled WC, wash hand basin with splashback, extractor fan and LVT flooring. Radiator

KITCHEN 17' 7" x 14' 2" (5.36m x 4.31m) plus recess

A delightful room enjoying a dual-aspect and a great deal of natural light with uPVC double glazed windows to the front and rear. French doors giving access to the glass room. Inset one and a quarter sink unit with mixer tap, a good range of base and wall-mounted storage cupboards, composite working surfaces, integrated dishwasher and fridge/freezer, oven with induction hob, splashback and extractor hood over. Three-drawer pan storage, breakfast bar, downlighters, pendent lights and LVT flooring. Radiator.

UTILITY ROOM 8' 10" x 5' 10" (2.69m x 1.78m)

Door to the outside, inset single drainer sink unit with mixer tap, base storage cupboards, plumbing for automatic washing machine, space for tumble dryer, boiler and LVT flooring.

GARDEN ROOM 13' 3" x 11' 2" (4.04m x 3.40m)

A delightful area to enjoy during the spring and summer months and recently added by the current vendors. Sliding glass panels to all sides and slate flooring.

LOUNGE 17' 6" x 12' 9" (5.33m x 3.88m) maximum measurements

uPVC double glazed sash windows to the front and rear. Downlighters. Radiator.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

uPVC double glazed sash window. Loft access (being boarded with electric light) and radiator. Doors off to:-

BEDROOM ONE 16' 7" x 10' 5" (5.05m x 3.17m) maximum measurements
Featuring a dual-aspect with uPVC double glazed sash windows with distant views towards fields and radiator. Door to:-

EN-SUITE SHOWER ROOM
uPVC double glazed sash window. Walk-in shower enclosure, wash hand basin with storage drawer beneath, WC, wall mirror, downlighters, chrome heated towel rail and shaver point.

BEDROOM TWO 11' 9" x 10' 6" (3.58m x 3.20m)
uPVC double glazed sash windows to the front. Radiator.

BEDROOM THREE 9' 2" x 8' 6" (2.79m x 2.59m)
uPVC double glazed sash windows to the front. Radiator.

BEDROOM FOUR 9' 2" x 8' 6" (2.79m x 2.59m)
uPVC double glazed window to the rear enjoying countryside views. Radiator. Currently being used as an office/wardrobe.

FAMILY BATHROOM
uPVC double glazed sash window to the rear. Wash hand basin with storage drawer beneath, concealed cistern WC, panelled bath with shower unit over and shower screen. Tiling to walls, shaver point, chrome heated towel rail, extractor fan, large wall mirror and downlighters.

OUTSIDE
As previously mentioned, the property is accessed via a gated entrance with both pedestrian gates having a key code. An attractive feature that the developers added while constructing the site was the addition of installing Victorian style solar street lighting. A resin driveway offers off-road parking for approximately three vehicles. A resin pathway also gives access to the front door with external security light. The garden itself is considered to be of a generous size and is laid mainly to lawn with a central sycamore tree and boasts a good range of mature shrubs, flowers and a dedicated vegetable plot. Within the corner of the garden is a raised, decked sitting area which overlooks the garden enjoying a sheltered position. Accessed via the side is an area which has been dedicated for recycling, while to the rear is a useful storage shed along with an external water supply.

SERVICES
Mains drainage, mains water, mains electricity and mains gas.

AGENT'S NOTES
The Council Tax Band for this property is Band 'E'. Please be advised that there is a maintenance charge of £10.00 per month.

DIRECTIONS
Upon entering Helston on the A394, proceed to the small roundabout opposite the convenience store and proceed straight across taking the next turning on the left-hand side by the garage into Grange Road. Continue for a short distance taking the next turning on the right-hand side into Penview Crescent where the development is located towards the end on the right-hand side. If using What3words: validated.supple.panthers

MAP's Top reasons to view this home

- Immaculately presented detached family home
- Located within an exclusive gated development
- Four bedrooms (principal with en-suite)
- Fitted kitchen/diner, separate utility room
- Recently installed garden room
- Family bathroom, ground floor cloakroom
- Generous size gardens
- uPVC double glazing, gas central heating
- Off-road parking for three vehicles

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)
Gateway Business Park, Barncoose, Cornwall TR15 3RQ
sales@mapestateagents.com
www.mapestateagents.com

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