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Parc Eglos, Helston

£325,000
Freehold







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Property Introduction

As soon as you step inside this lovely bungalow, you will appreciate the time and effort our client has put into renovating and improving the property. Finished to a high standard, it offers a modern and welcoming feel throughout, with some lovely touches.

Standout features include an impressive kitchen/dining room with quality integrated appliances, a bright and airy lounge with attractive cork flooring and patio doors, two good-sized bedrooms and a beautifully presented bathroom with a feature bath.

Outside, there is off-road parking for two cars and an enclosed, private rear garden with established planting, a useful garden shed and a covered gazebo-style seating area. Conveniently located within easy reach of the town, this lovely home is well worth viewing.

Location

Helston is perhaps best known for its annual Flora Day celebrations on 8th May when the town comes alive with greenery, bluebells and gorse.

The town and surrounding villages offer a good choice of primary schools, with secondary schools in both Helston and nearby Mullion along with with a range of shops. There is also a good range of leisure facilities, including a leisure centre with swimming pool and large gym. The popular Coronation Boating Lake and the beautiful National Trust Penrose Estate offer lovely woodland walks and opportunities to enjoy the surrounding countryside. Helston is ideally placed as the gateway to the Lizard Peninsula and is just a ten-minute drive from the popular harbour town of Porthleven, with its attractive shops, restaurants and renowned surfing beaches. The cathedral city of Truro and the towns of Falmouth, Penzance and Hayle are all within an approximately twenty to thirty-minute drive.

ACCOMMODATION COMPRISES

GARDEN ENTRANCE/SUNROOM 8' 7" x 5' 11" (2.61m x 1.80m)

A light-filled entrance porch with extensive glazed windows overlooking the mature rear garden. Featuring attractive timber accents, this versatile space creates a welcoming transition between indoors and out. Ideal as a boot room, plant-filled sunroom, or relaxing reading nook. Door to:-

KITCHEN/DINER 19' 2" x 7' 10" (5.84m x 2.39m) plus doorway recess

A stylish and contemporary triple-aspect kitchen fitted with a comprehensive range of modern units having complementary working surfaces and incorporating an integrated fridge/freezer, integrated dishwasher, integrated washing machine, 'Neff' eye-level slide and hide oven and 'Neff' wi-fi combined microwave oven, 'Neff' extractor hood, and four-ring gas hob. The bright and airy layout is enhanced by tiled flooring throughout and patio doors providing direct access to the rear garden.



HALLWAY

A generous size hallway featuring beautiful quality cork flooring, a useful storage cupboard and space for desk. Positive pressure ventilation system. Doors off to:-

LOUNGE 15' 9" x 10' 3" (4.80m x 3.12m) maximum measurements into recesses

A bright and spacious south-west facing reception room with large sliding patio doors provide direct access to the front garden creating a seamless connection between indoor and outdoor living. Ample space for both seating and entertaining complemented by attractive natural cork flooring and contemporary décor. Radiator.



BEDROOM ONE 11' 10" x 10' 2" (3.60m x 3.10m)

A bright and generously proportioned double bedroom with a picture window to the front. The room offers ample space for a double bed and freestanding furniture and is complemented by attractive natural cork flooring and radiator. Loft access to a generous partly boarded loft.

BEDROOM TWO 8' 4" x 8' 0" (2.54m x 2.44m) maximum measurements, L-shaped

A versatile double bedroom benefiting from a large window providing good levels of natural light with natural cork flooring. Radiator. This attractive room could also serve as an ideal guest bedroom, home office or nursery depending on the buyer's requirements.



BATHROOM

A stylish and contemporary family bathroom with a frosted window providing natural light while maintaining privacy. Fitted with a modern four-piece suite and comprising of a bath, walk-in rainfall shower with glass screen, low level WC and vanity wash hand basin with storage beneath. Attractive tiling to walls, durable rubber flooring, and a heated towel radiator.

GARDENS

The wraparound garden extends around the side of the property to the rear which offers an excellent degree of privacy and is planted with an array of shrubs, plants and trees. There is a useful shed and a gazebo style seating area along with areas laid to lawn.

OUTSIDE FRONT

To the front of the property, the front garden is accessed directly from the lounge, side of the property and from the parking area. Thoughtfully landscaped for ease of maintenance and all-year-round enjoyment, it features decorative gravelled areas, mature hedging providing a good degree of privacy, and well stocked planting beds with a variety of established shrubs and specimen plants. A timber composite decked seating area offers an ideal space for outdoor relaxation and entertaining complemented by an attractive ornamental pond.



REAR GARDEN

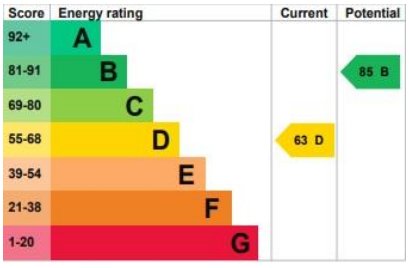
To the rear, steps ascend from the kitchen/diner to a beautifully established rear garden, thoughtfully landscaped with a variety of mature trees, shrubs and well stocked planting beds. Leading onto a lawn surrounded by attractive borders, there are two apple trees, a pear tree and a tangerine tree. The garden enjoys a high degree of privacy and features a timber pergola creating a delightful outdoor retreat for keen gardeners and those looking to relax and enjoy the surroundings.

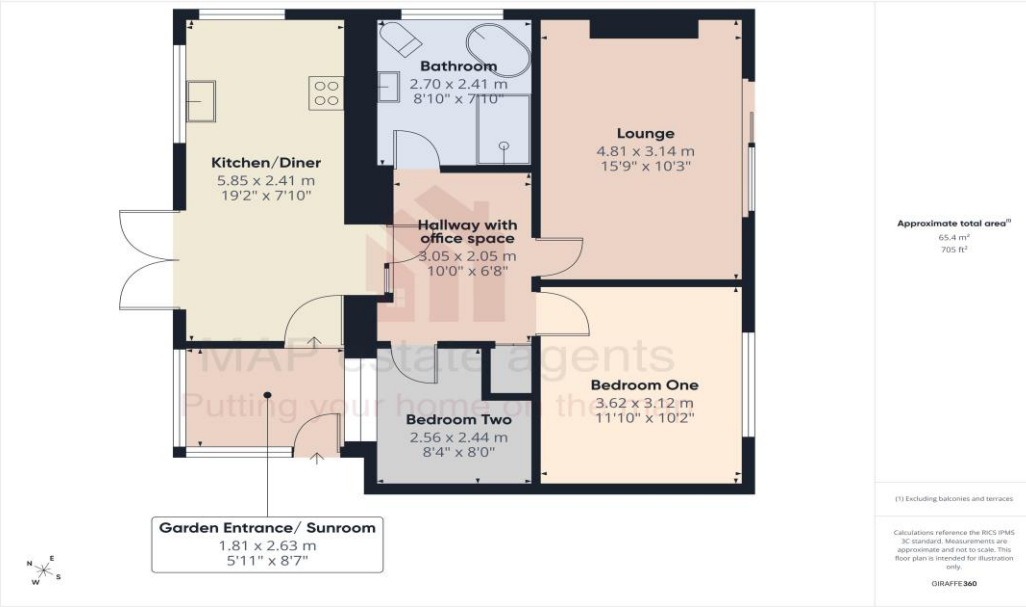
SERVICES

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

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.





MAP's top reasons to view this home

- Renovated two bedroom bungalow
- Kitchen/diner fitted with integrated appliances
- Light, bright and airy lounge
- Patio doors opening onto the front decking and garden
- Beautifully appointed bathroom with luxurious bath
- Off-road parking space for two vehicles
- Enclosed rear garden offering a good degree of privacy
- Convenient location within easy reach of the town
- Renovated to a high standard
- High quality finish

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