

63 Deer Park, Helston, TR13 8JX

£550,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

63 Deer Park

- FOUR BEDROOM DETACHED NEW HOME
- SOUGHT-AFTER DEER PARK DEVELOPMENT
- SPACIOUS OPEN-PLAN KITCHEN, DINING & LIVING AREA
- MASTER BEDROOM WITH EN-SUITE FACILITIES
- HIGH-QUALITY SPECIFICATION
- INTEGRAL GARAGE, BLOCK-PAVED PARKING & LANDSCAPED GARDEN
- COMPLETION ANTICIPATED SPRING 2027
- FREEHOLD
- COUNCIL TAX TBC
- EPC TBC

An exceptional opportunity to purchase a beautifully designed four bedroom detached new home, forming part of the highly regarded Deer Park development.

Set within this established and exceptionally well-regarded development, Plot 63 is an impressive new home that has been thoughtfully designed with modern family living very much in mind. Offering generous, well-balanced accommodation, a wonderful sense of space and light, and a carefully considered specification, this is a home that combines contemporary design with the practicality and comfort needed for everyday life.

The ground floor is centred around a fabulous open-plan kitchen, dining and living space, creating a natural hub for family life and entertaining, with doors opening directly onto the rear garden. There is also a separate utility room, cloakroom and integral garage. Upstairs, four well-proportioned bedrooms include a lovely master bedroom with en-suite facilities, together with a family bathroom.

Quality and attention to detail are evident throughout, with features including oak internal doors and beautifully laid herringbone engineered oak flooring. Purchasers who commit at an early stage will also have the opportunity to personalise their new home, with a choice of kitchens from local specialists RGB, alongside choices of bathroom fittings and tiling.

Outside, Plot 63 enjoys block-paved parking to the front, an integral garage and a landscaped rear garden.

Built by highly regarded local builders with an established reputation for quality workmanship and attention to detail, these homes have been designed to offer something genuinely special. With completion anticipated in Spring 2027, this is an exciting opportunity to secure a wonderful new home at Deer Park and, subject to build stage, have a say in some of the finishing touches.







GROUND FLOOR ACCOMMODATION

The entrance hallway will offer a lovely sense of the space, providing a natural introduction to the home and leading through to the main living accommodation.
The kitchen is positioned to overlook the rear garden and connects beautifully with the dining area, which in turn opens into the living room. Together, these spaces will create a wonderfully sociable arrangement, with a natural flow between the different areas and direct access out to the garden. Whether enjoying busy family life, relaxed evenings at home or entertaining friends and family, this is a layout that lends itself perfectly to modern living.
The living room is particularly spacious, offering plenty of room to relax and unwind, whilst the adjoining dining area provides an ideal setting for both everyday meals and more formal occasions.
A separate utility room will adjoin the kitchen, providing useful additional space for laundry and household tasks, whilst a conveniently positioned cloakroom will complete the ground floor accommodation. There will also be an integral garage.

FIRST FLOOR ACCOMMODATION

The first floor will continue the theme of generous proportions, with four well-sized bedrooms offering flexibility for family life, guests or perhaps a dedicated home-working space.
The master bedroom benefits from its own en-suite shower room, creating a comfortable and private retreat, whilst the remaining bedrooms are served by a well-appointed family bathroom.

APPROXIMATE PRINCIPLE ROOM DIMENSIONS

Kitchen - 4.9m x 3.3m
Dining Room - 3.6m x 3.6m
Living Room - 5m x 3.6m
Utility Room - 3m x 1.7m

Bedroom One - 5m x 3.6m
Bedroom Two - 4.4m x 3.6m
Bedroom Three - 3.6m x 3.6m
Bedroom Four - 3.3m x 3m

INTERNAL SPECIFICATION

Every home at Deer Park has been thoughtfully designed with an emphasis on space, light and practicality, complemented by a carefully considered specification that combines quality materials with contemporary styling. Features include beautifully laid herringbone engineered oak flooring, quality oak internal doors and a contemporary kitchen, with purchasers committing at an early stage having the opportunity to choose from a selection of kitchens available through local specialists RGB. There is also a choice of bathroom fittings and finishes, together with tiling options, allowing buyers to introduce their own style and preferences, subject to build stage and availability. Homes benefit from air source heat pump heating with all offering generously proportioned accommodation designed to complement the demands of modern living.

EXTERNAL SPECIFICATION

Plot 63 occupies an attractive position within the Deer Park development, with outside space thoughtfully designed to complement the home. To the front, a smart block-paved driveway will provide off-road parking and lead to the integral garage, whilst to the rear there will be a landscaped garden, offering a lovely outdoor space to relax and enjoy. The garden can be accessed directly from the open-plan kitchen and dining area, creating a natural connection between indoor and outdoor living.

A HOME BUILT AROUND YOU

With completion anticipated in Spring 2027, purchasing at this stage offers an exciting opportunity to secure a brand new home at Deer Park.
Buyers committing early in the build process may have the opportunity to personalise certain elements of their home, including kitchen choices, bathroom finishes and tiling, allowing them to introduce their own style and preferences before moving in.
Built by established local builders who take genuine pride in their work, these homes reflect a commitment to quality, careful attention to detail and, above all, ensuring that purchasers are delighted with their finished home.

ANTI-MONEY LAUNDERING

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

AGENTS NOTE

Please be aware that we have used external CGI images and also internal photographs which have been taken of another property in the development. These have been used to provide an indication of the quality and workmanship and are indicative of finish and must not be relied upon. Buyers must arrange a site visit prior to committing to purchase.

SERVICES/UTILITIES

We are advised that the property will enjoy mains water, drainage and electricity and will be warmed by air source heating and will also benefit from solar panels.

COUNCIL TAX

Council Tax Band TBC.

DATE DETAILS PREPARED.

5th November 2026.

WHAT3WORDS

TBC.

FLOOD RISK

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/

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.

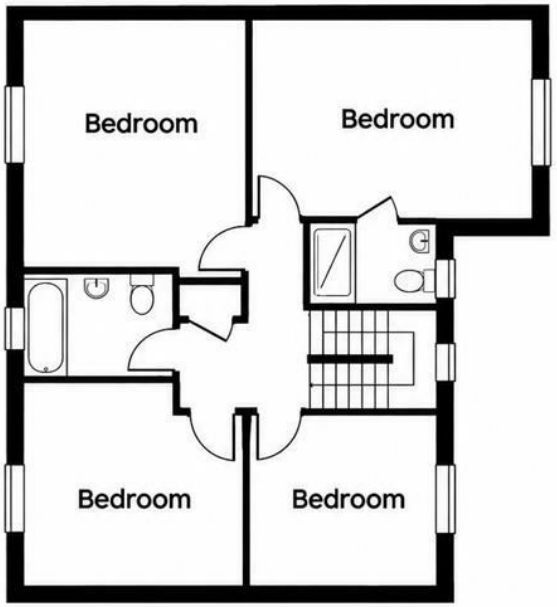


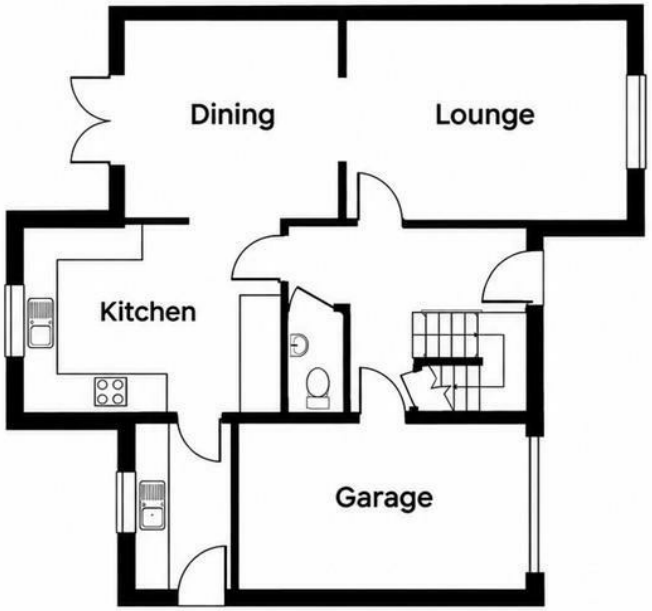






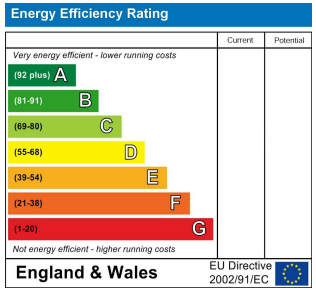

Helston Boating Lake - for marketing purposes only.





PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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