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**Copper Road,
Helston**

Offers Over £343,000
Freehold





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Property Introduction

A superb opportunity to acquire a modern, energy-efficient detached 'Sherwood' design family home in excellent decorative condition, ready for immediate occupation.

This impressive contemporary three-bedroom detached home, built less than one year ago offers the perfect blend of modern living, quality finishes and energy efficiency. The property provides well-proportioned accommodation, including a spacious lounge, high-quality kitchen/diner, utility room, en suite to the principal bedroom and a modern family bathroom. Externally, the home benefits from ample off-road parking, a large garage and notably a private enclosed rear garden. Further benefits include approximately nine years remaining on the NHBC warranty, an impressive EPC rating of A, owned solar panels and an electric vehicle charging point.

A chain-free sale, early viewing is highly recommended to fully appreciate this outstanding modern family home.

Location

Conveniently situated within easy reach of Helston town centre, offering an excellent balance of town convenience and access to the surrounding countryside. The property is particularly well placed for family life, being within easy reach of two major supermarkets and offering convenience access to Falmouth Road, providing excellent links towards Falmouth, Penryn and the wider area. The town provides a fantastic range of everyday amenities, making it an ideal location for families, professionals and retirees. Facilities within Helston include well regarded primary and secondary schools, a sixth form college, leisure centre with indoor swimming pool, cinema, doctor's surgeries, pharmacies, supermarkets and a wide selection of independent shops, cafes and national retailers. Helston is a traditional market town steeped in history and character, widely regarded as the gateway to the stunning Lizard Peninsula, the most southerly point of mainland Britain. Combining practical day to day convenience with easy access to Cornwall's spectacular coastline, beaches and countryside, Helston remains a highly desirable place to live.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALL

A welcoming entrance hall with carpeted stairs rising to the first-floor landing and doors leading to:-

LOUNGE 12' 8" x 11' 5" (3.86m x 3.48m) maximum measurements

A spacious and well-presented reception room offering a modern finish and a welcoming atmosphere. The room benefits from ample natural light through the window, which is fitted with stylish shutters, whilst quality flooring provides a smart and practical finish.

CLOAKROOM

Fitted with a modern two-piece suite comprising a low-level WC and wash hand basin. The room benefits from an extractor fan and is finished with quality flooring.

KITCHEN/DINER 17' 11" x 9' 2" (5.46m x 2.79m)

A superb modern kitchen/dining space featuring a stylish selection of quality wall, base and drawer units, complemented by work surfaces and a stainless steel sink unit. The kitchen benefits from an integrated electric oven, space for additional appliances and has been upgraded by the current sellers to create a contemporary and practical family area. Double doors open onto the rear garden, making this an ideal space for entertaining and everyday living. Radiator. Door leading to:-

UTILITY ROOM 5' 10" x 5' 5" (1.78m x 1.65m)

Providing additional storage with a range of wall and base units, space for washing machine and tumble dryer.

FIRST FLOOR LANDING

Newly fitted carpet, access to the loft space, storage cupboards, doors leading to:-

BEDROOM ONE 11' 11" x 10' 6" (3.63m x 3.20m) plus recess

A generous double bedroom featuring fitted window shutters, newly fitted carpets, and ample space for wardrobes. Door leading to:-

EN-SUITE SHOWER ROOM

Modern fitted suite comprising shower cubicle, wash hand basin and low-level WC.

BEDROOM TWO 9' 3" x 9' 0" (2.82m x 2.74m)

Featuring newly fitted carpets and a window overlooking the rear aspect, providing natural light and a pleasant outlook.

BEDROOM THREE 9' 2" x 8' 4" (2.79m x 2.54m)

A versatile third bedroom offering an ideal space for a child's room, home office, or guest bedroom.

BATHROOM

A modern family bathroom fitted with a contemporary suite comprising a panelled bath with tiled surround, wash hand basin, and a low level WC. The room offers a stylish and practical finish, ideal for modern family living.

OUTSIDE FRONT

To the front is a low-maintenance landscaped area finished with wood chippings.

REAR GARDEN

The property benefits from a private enclosed rear garden, predominantly laid to lawn and bordered by panel fencing. The garden enjoys a good degree of privacy and features an outside tap and electrical points. A gated side access provides convenient access to the driveway.

PARKING

A private tarmac driveway provides ample off-road parking for several vehicles and leads to a larger than average garage, offering excellent versatility for storage, workshop use, or additional utility space. The property also benefits from an electric vehicle charging point, providing a modern and convenient feature for today's lifestyle.

GARAGE 19' 9" x 10' 4" (6.02m x 3.15m)

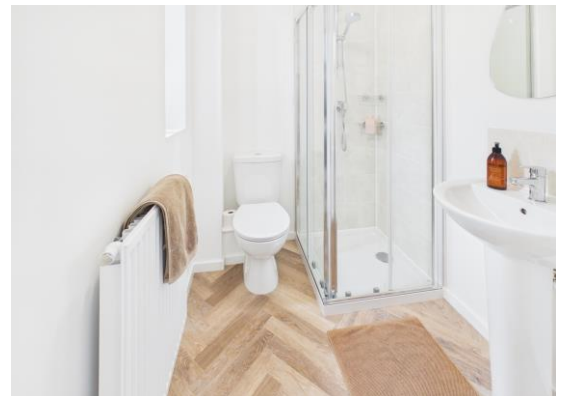
Featuring a metal up and over door, power and lighting, with additional storage space above.

SERVICES

Mains gas, mains drainage and mains electricity.

AGENT'S NOTES

Please be advised the property is band 'C' for Council Tax. In line with most modern developments there is an estate charge which is applicable to the property which is currently £174.00 payable annually to contribute to the service charge for the insurance, management, maintenance and upkeep of the common areas of the development. Located on the front roof elevation, the property benefits from owned solar panels (photovoltaic system) providing electricity.

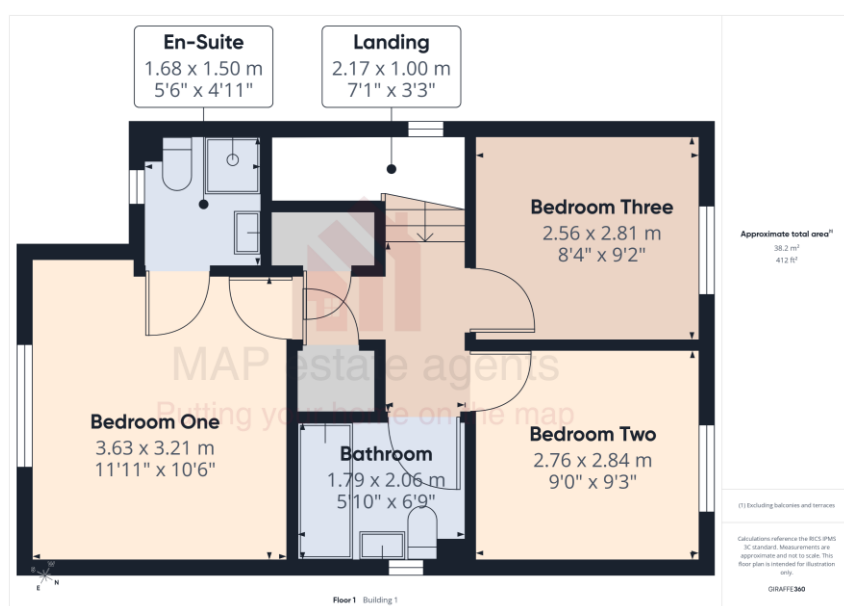
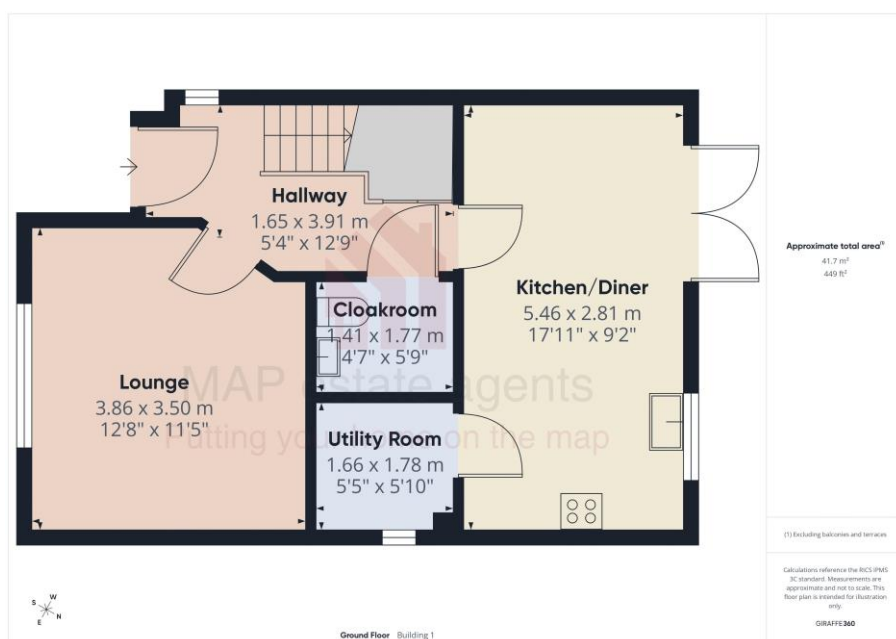


Energy Efficiency Rating		
Very energy efficient - lower running costs		
A (92+)	Current: 92	Potential: 92
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Detached three-bedroom 'Sherwood' design family home
- Garage and private off-road parking
- Spacious lounge with ample natural light
- High-quality fitted kitchen/diner
- Contemporary modern bathroom
- Enclosed rear garden ideal for outdoor entertaining
- Situated in a desirable residential location
- uPVC double glazing, owned solar panels
- Approximately nine years remaining on the NHBC warranty
- Chain free sale



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)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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