



31 Tenderah Road, Helston, TR13 8NT

£350,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

31 Tenderah Road

- FLEXIBLE ACCOMMODATION WITH GROUND FLOOR MASTER SUITE
- STUNNING KITCHEN DINING ROOM OVERLOOKING THE GARDEN
- SPACIOUS LOUNGE WITH GLAZED DOUBLE DOORS TO THE KITCHEN
- BEAUTIFULLY PRIVATE AND MATURE REAR GARDEN
- DECKED ENTERTAINING AREA AND SHELTERED PATIO
- DRIVEWAY PARKING AND GARAGE STORAGE
- WALKING DISTANCE TO PARC EGLOS, HELSTON COMMUNITY COLLEGE AND THE TOWN CENTRE
- FREEHOLD
- COUNCIL TAX D
- EPC C72

A superb four-bedroom family home offering flexible accommodation, a stunning kitchen dining room and beautiful private gardens, all tucked away in a sought-after position within walking distance of Parc Eglos Primary School, Helston Community College and the town centre.

The heart of the home is the fabulous kitchen dining room spanning the rear of the property. Filled with natural light and enjoying direct access to the garden, it provides an excellent space for both family life and entertaining. The modern kitchen features stone worktops, a breakfast bar and ample storage, while glazed double doors lead through to the spacious lounge, creating a wonderful flow between the living spaces whilst allowing each room to be enjoyed independently.

The ground floor also benefits from a useful utility room and a generous master bedroom with a full en-suite bathroom, providing excellent flexibility for families, guests or multi-generational living. To the first floor are three further bedrooms and a shower room.

Outside, the rear garden is a particular feature of the property. Beautifully enclosed and enjoying a high degree of privacy, it is stocked with mature planting and offers both a decked seating area and a sheltered patio, creating wonderful spaces to relax and entertain throughout the year.

To the front, a driveway provides off-road parking and leads to the garage, which has been partially converted to provide useful storage.

Combining versatile accommodation, attractive gardens and an exceptionally convenient location, this is a wonderful family home in one of Helston's most desirable residential areas.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR WITH FROSTED SIDE SCREEN TO

ENTRANCE HALLWAY

A welcoming space with practical hard flooring and stairs rising to the first floor with access to the lounge, ground floor bedroom suite and

KITCHEN/BREAKFAST ROOM 27'9" x 9'5" (8.46m x 2.87m)

A fabulous room which is the true heart of the home offering plenty of space for both entertaining and busy family life as well as direct access to the garden.

KITCHEN AREA

Fitted with a range of base and wall units including deep pan drawers and clever pull out spice racks with stone worktops over with one and a half bowl sink and mixer spray tap and integrated drainer and useful breakfast bar area. Integrated dishwasher and Stoves Range style electric oven with filter and light over and stainless steel splashback and space and point for American style fridge freezer. Two windows to the rear overlooking the garden, glazed double doors connecting the lounge and open plan to

DINING AREA

With sliding doors to the rear garden and door to

UTILITY ROOM 9' x 2'9" (2.74m x 0.84m)

With tiled floor, space and plumbing for washing machine, obscured window to rear and obscured door to rear garden.

LOUNGE 18'6" x 10'6" (5.64m x 3.20m)

A spacious and cosy room the perfect space in which to relax and unwind after a busy day, fitted carpet, window to front, radiator and electric log burner providing for an attractive focal point set in a hearth and surround.

GROUND FLOOR MASTER BEDROOM 18'2" x 9'9" (5.54m x 2.97m)

A spacious and versatile ground floor bedroom with fitted carpet, radiator, window to front and door to

EN SUITE BATHROOM 8'2" x 6'4" (2.49m x 1.93m)

With shower bath with tiled surround, mixer tap and wall mounted domestic hot water shower with drench head and hand held wand. His and hers twin basins with waterfall taps set in vanity unit with drawer storage below and low level W.C.

FIRST FLOOR

LANDING

A galleried landing with window to rear offering an attractive outlook towards St Michael's Church, radiator, airing cupboard housing the boiler and offering slatted shelved storage and doors to various rooms.

BEDROOM TWO 19'6" max reducing to 15'2" minimum x 10'6" (5.94m max reducing to 4.62m minimum x 3.20m)

A dual aspect room with windows to front and rear, fitted carpet, radiator and built-in wardrobe.

BEDROOM THREE 10'3" x 9'9" (3.12m x 2.97m)

With fitted carpet, radiator and window to front.

BEDROOM FOUR 10'2" x 9'5" max measurements (3.10m x 2.87m max measurements)

Irregular shaped room with restricted head height in place.

SHOWER ROOM 5'8" x 5'5" (1.73m x 1.65m)

Tiled floor, corner cubicle being tiled and housing a chrome effect domestic hot water shower with drench head and hand held wand, low level W.C. and pedestal wash hand basin, chrome effect ladder style radiator and frosted window to the front.

OUTSIDE

The property is approached via a driveway providing for off road parking and leading to

GARAGE/STORE 10'7" x 8'9" (3.23m x 2.67m)

Having been partially converted the garage now provides for a useful storage area with power and light and up and over door.

A path leads to the front door and there is a lawned garden area to the front enclosed by a Griselinia hedge, a gated path to the side of the property offers access to

REAR GARDEN

The rear garden is a real highlight of the property they are mature and secluded and offer a great opportunity for keen gardeners or simply a lovely area in which to sit and relax. There is a sheltered patio seating area perfect for alfresco dining, steps lead up to the main garden area which is mostly laid to lawn stocked with mature planting including a beautiful Acer tree with established beds and borders stocked with mature shrubs and flowers. There is decked area perfect for relaxing and soaking up the sun in the summer months.

SERVICES

Mains water, electricity, drainage and mains gas fired central heating.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

19th June 2026.





WHAT3WORDS

wheat.implore.draw

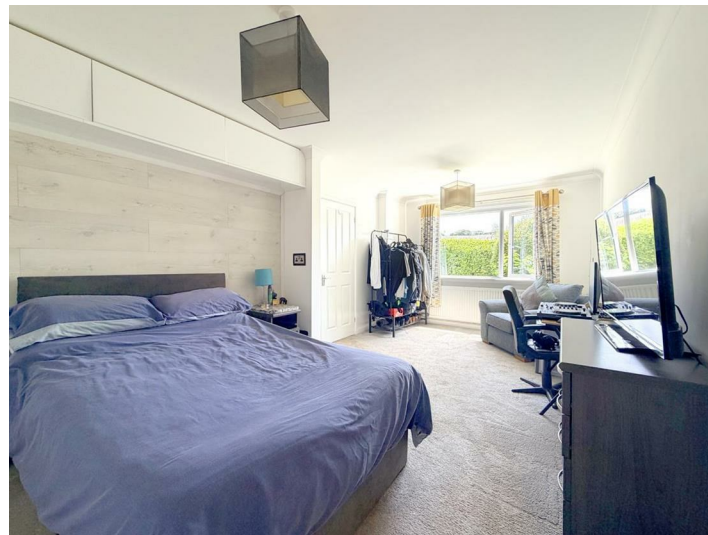
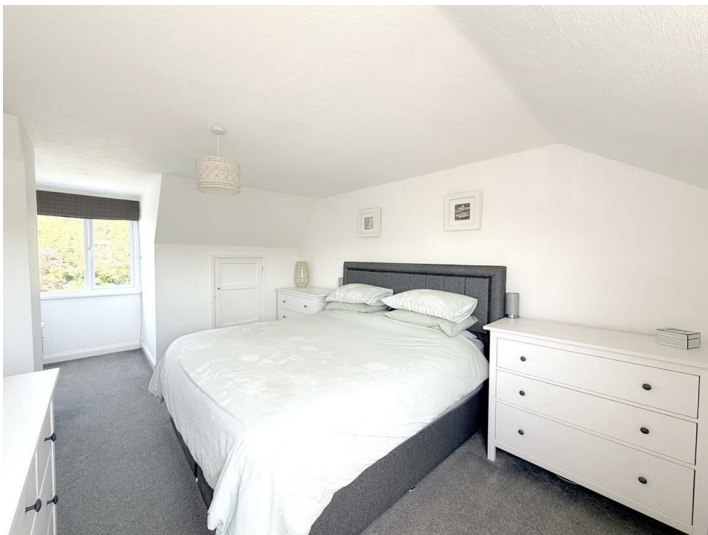
MOBILE AND BROADBAND

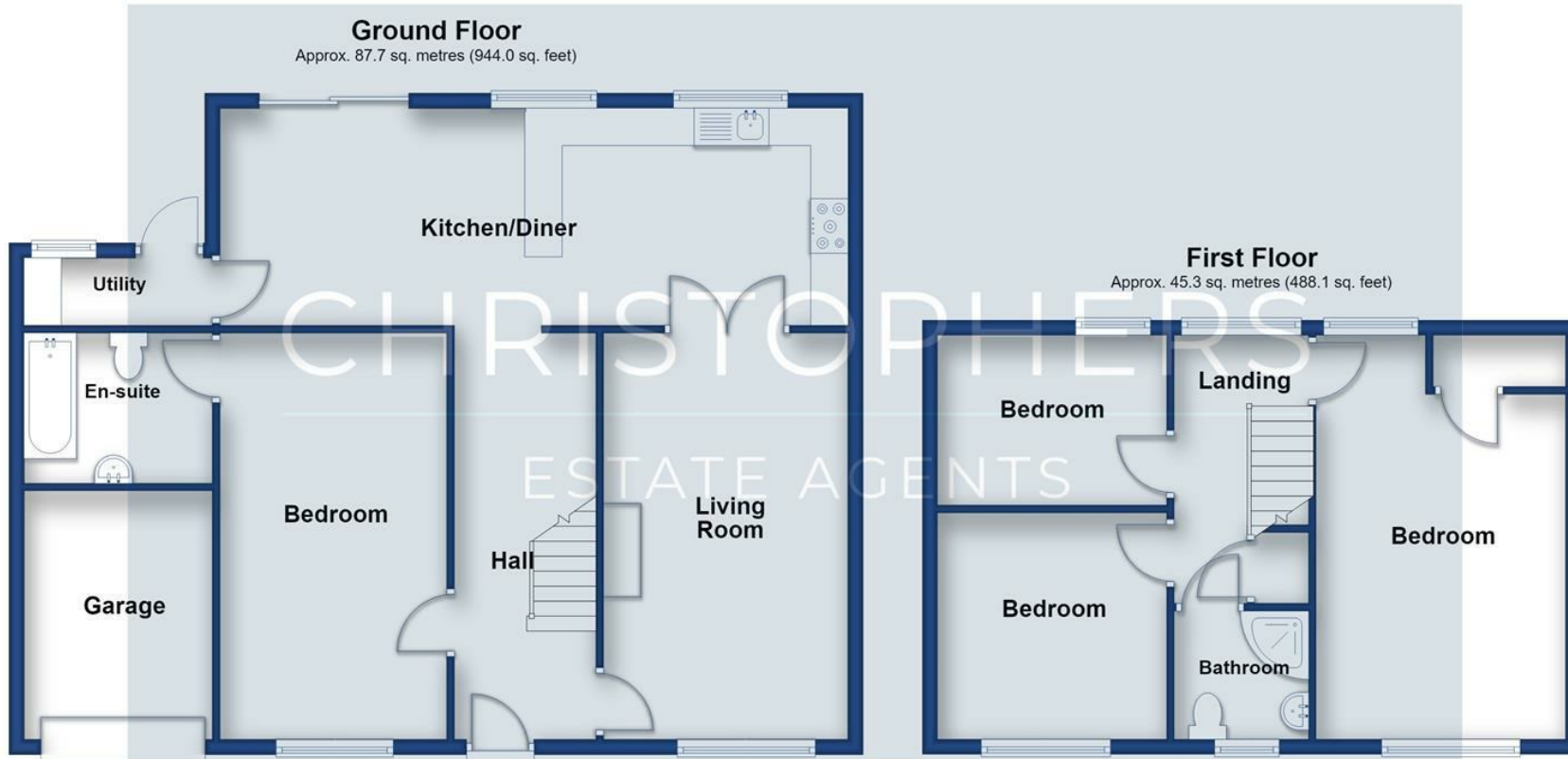
To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>


PROOF OF FINANCE - PURASERS

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.





Total area: approx. 133.0 sq. metres (1432.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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