

FOR SALE



Park Crescent, Helston
Guide Price £425,000


MARTIN&CO

Park Crescent

Guide Price £425,000

- SPACIOUS ACCOMMODATION
- FOUR DOUBLE BEDROOMS
- ENCLOSED PATIO GARDEN & LAWN
- DOUBLE GARAGE & DRIVEWAY PARKING
- CLOSE TO CORONATION PARK

A very spacious, four bedroom, detached, dormer-bungalow, close to the centre of Helston, with a double garage, off-street parking and garden. Offering light and airy accommodation, with an open-plan kitchen, dining room and lounge.

The property is set back from the road in a discreet position, behind a wall with an established hedge and raised shrubbery providing a good degree of privacy. A wide driveway leads to the double garage with further driveway space in front of the property. A path leads around the left side of the property to the back garden, along with a small lawn and shrubbery

As you enter the property, the principal bedroom is on your left, with an ensuite shower room, and there is a second double bedroom on your right, along with a downstairs WC and storage cupboard.



To the rear is the kitchen, with the utility room leading through to the double garage on your right, and an external door to the patio. The kitchen looks over the rear garden and has a range of fitted units. There is an eye-level built in double oven, a sink and a half with draining board, a built-in dishwasher, fridge-freezer and an integrated gas hob. The utility area has a second sink along with spaces for a washing machine and dryer.

The kitchen leads through to the dining area, with stairs to the first floor and glass-paned double-doors open out into the spacious lounge. The lounge is dual aspect and has an electric fire as a focal point, whilst patio doors open out onto the large patio.

On the first floor, you will find two further double bedrooms, one which opens out into a naturally lit, large loft room. Although this space has limited headroom, it would be ideal as a children's playroom or for easy-access storage. There is also a bathroom on the first floor.

Externally to the rear there is a large patio with a garden shed at one end. Steps lead down to a sheltered lawn with a greenhouse and a second shed. A path runs alongside the garage joining the rear garden to the front drive.

The adjoining double garage is very large and has a window and electric garage door, offering a good degree of flexibility for hobbies, home-gym etc. The gas boiler is located here as well as the solar panel unit.



Park Crescent is very conveniently located just outside the town centre, on the Porthleven side of Helston, a mere 0.2 miles (around a 5 minute walk) to Coronation Park and Boating Lake.

The bungalow enjoys some lovely, distant countryside views to the rear which are particularly good from the first floor and the patio.

FEATURES

UPVC double glazing
Gas central heating and hot water
Solar panels with 'feed-in' tariff
EPC C
Council tax band E
Double garage and driveway

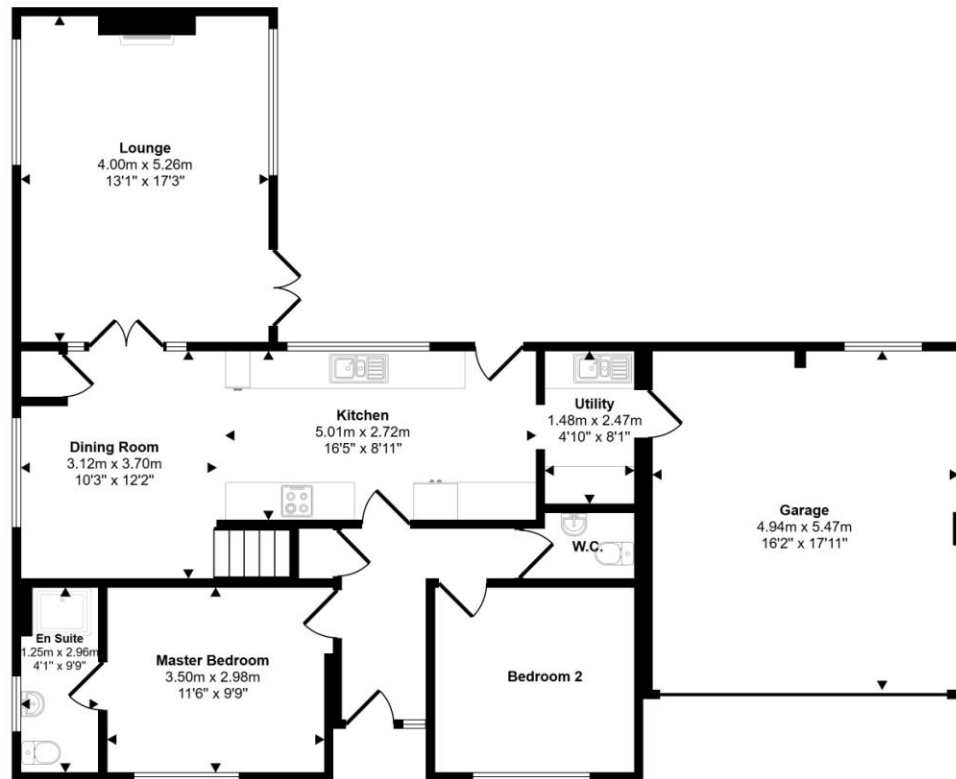
Ultrafast broadband available at this postcode
Mobile phone coverage: O2 / EE / Three / Vodafone -
Please contact individual providers for further information.
Source: www.ofcom.org.uk

LOCATION

The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street, which dates back to medieval times. Nestled in beautiful Cornish countryside, the town is well located for exploring the coast, with the fishing port of Porthleven a short drive away along with the stunning beaches of Kynance Cove, Gunwalloe and Poldhu.

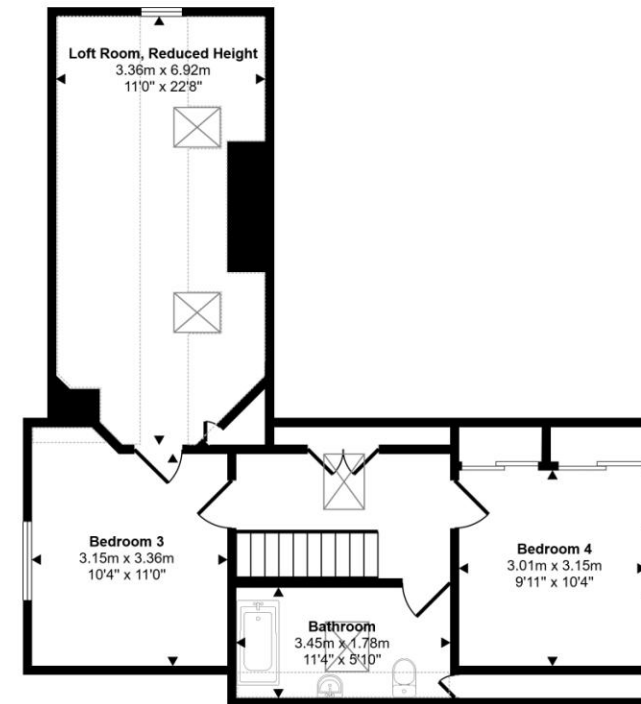


Approx Gross Internal Area
180 sq m / 1935 sq ft



Ground Floor
Approx 116 sq m / 1247 sq ft

Denotes head height below 1.5m



First Floor
Approx 64 sq m / 688 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

