



87 Hawkins Way
Helston, TR13 8FQ





87 Hawkins Way Helston, TR13 8FQ

This wonderful four/five bedroom detached house is the epitome of a perfect family home, nestled in a popular residential area. As you step into the welcoming living room, you'll find the ideal space to unwind and catch up on your favourite television programmes after a long day or relax and read a good book. The open plan kitchen/diner is designed for socialising and entertaining, offering ample storage units and a convenient breakfast bar for more casual meals. Just off the kitchen, the dining room provides the perfect setting for family mealtimes and engaging conversations. The utility room ensures that you have ample storage and worktop space, keeping your home organised and functional. The fifth bedroom doubles as an office, adding valuable flexibility for those who work from home or for a growing family. Upstairs, three spacious double bedrooms, a family bathroom, and a master bedroom with built in storage and an en-suite bathroom provide comfortable accommodation for the entire family. Outside, the property offers a generous amount of outdoor space, with a landscaped rear garden designed for low maintenance living, perfect for enjoying leisurely afternoons and al-fresco dining. Additionally, there is an abundance of off road parking, making it convenient for family and guests.



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 / 01736 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price- £400,000

Location

Hawkins Way is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property backs onto a sports field - ideal for those with dogs or children. Helston and the nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many other facilities including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hallway
Bedroom Five/Study
Lounge
Cloakroom

Kitchen/Diner
Utility Room
Conservatory
Stairs to Landing
Bedroom Four
Bedroom Three
Family Bathroom
Bedroom Two
Master Bedroom with En-suite

Garden

To the rear there is an enclosed low maintenance garden which is mainly laid to AstroTurf. There is an patio area which is perfect for alfresco dining as well as a raised decked area.

Garage

with up and over garage door with electricity inside.

Parking

Providing off road parking for two vehicles as well as a blocked paving for additional parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Services

Mains water, electricity, gas and drainage. Solar panels.

Council Tax Band- D**What3Words**

///famous.pickles.growth

Anti Money Laundering Regulations – PurchasersCHAS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

Proof of Finances

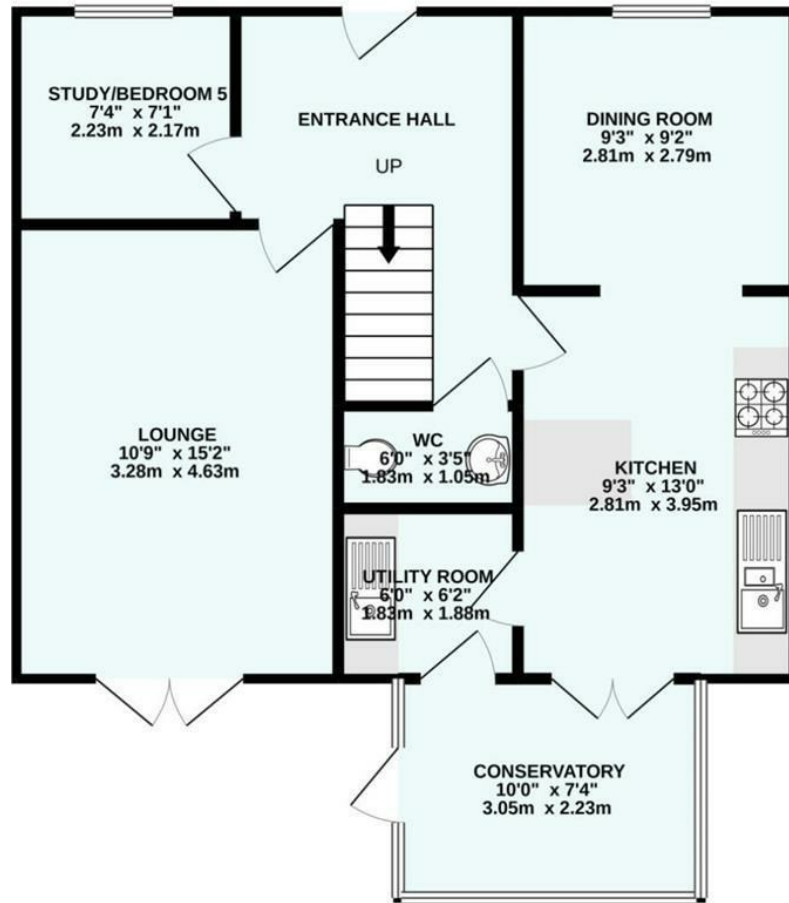
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

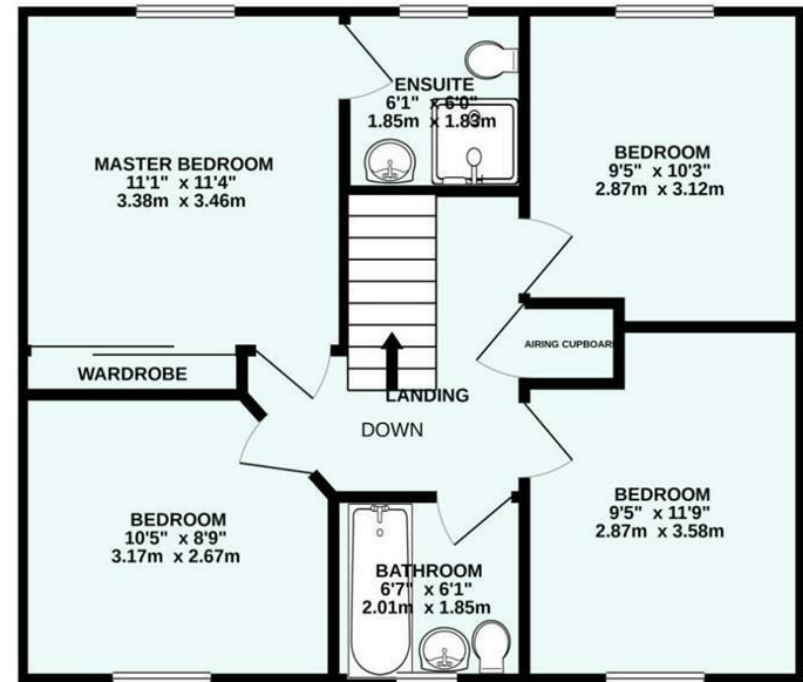
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.

Made with Metropix ©2020

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

