



VERSATILE AND SPACIOUS - An excellent opportunity to purchase a light and deceptively spacious, four double bedroom, two reception room, two bath/shower room, extended semi detached dormer house, with the benefit of versatile and spacious accommodation, together with a car port, private off road parking and gardens. Freehold. EPC E53.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hall. Living Room. Kitchen. Inner Hallway.
Dining Room. Bedroom 4 with en suite shower room.

FIRST FLOOR

Bedroom 1. Bedroom 2. Bedroom 3. Bathroom.
Landing.

OUTSIDE

Car Port. Private Driveway. Front and rear gardens.

THE PROPERTY

An opportunity to purchase a spacious family home within a quiet cul de sac. A four double bedroom, two reception room, two bath/shower room, extended semi detached dormer residence, offering exceptionally spacious accommodation, together with a car port, private off road parking, gardens and situated within a highly regarded residential cul de sac within walking distance to bus stops and Helston town centre with all its amenities on offer.

The property has painted rendered external elevations, under a pitched concrete tiled roof, UPVC double glazed windows/external doors and warmed by a gas fired central heating system. The residence has incredible light filled accommodation, naturally creating a light and airy ambience. The property was built circa 1960's and constructed of concrete block with cavity walls.

This spacious home will undoubtedly attract many buyers seeking to purchase a property within a highly regarded residential area being close to schools, town centre and bus routes.

Upon entering the entrance hallway, doors lead off to the exceedingly generous double aspect living room which extends the full depth of the house, and a good sized kitchen. The kitchen offers a generous selection of base/wall storage units, and is connected to the inner hallway where further doors lead off to the dining room and bedroom 4 with it's own en suite facility. A staircase ascends from the entrance hallway to the first floor landing where doors lead off to three double bedrooms and the family bathroom.

The enclosed low maintenance rear westerly facing garden is a real 'sun trap' and mainly laid to timber decking, together with shingled areas. The back garden offers a high degree of privacy, and an excellent venue for al fresco dining / BBQ's during the warm summer months.

LOCATION

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior), sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

DIRECTIONS

From Helston, drive onto the Falmouth Road (the A 394) take the first left turning, then first left again into

Roskilling and the property can be found at the end of the cul de sac.

COUNCIL TAX BAND C

TENURE - Freehold Title

SERVICES

Mains Water. Mains Electricity. Mains Gas. Mains Drainage.

THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)
The property is approached at the end of the cul de sac, and onto the driveway and footpath leading up the the front UPVC double glazed door opening into the entrance hallway.

Entrance Hallway

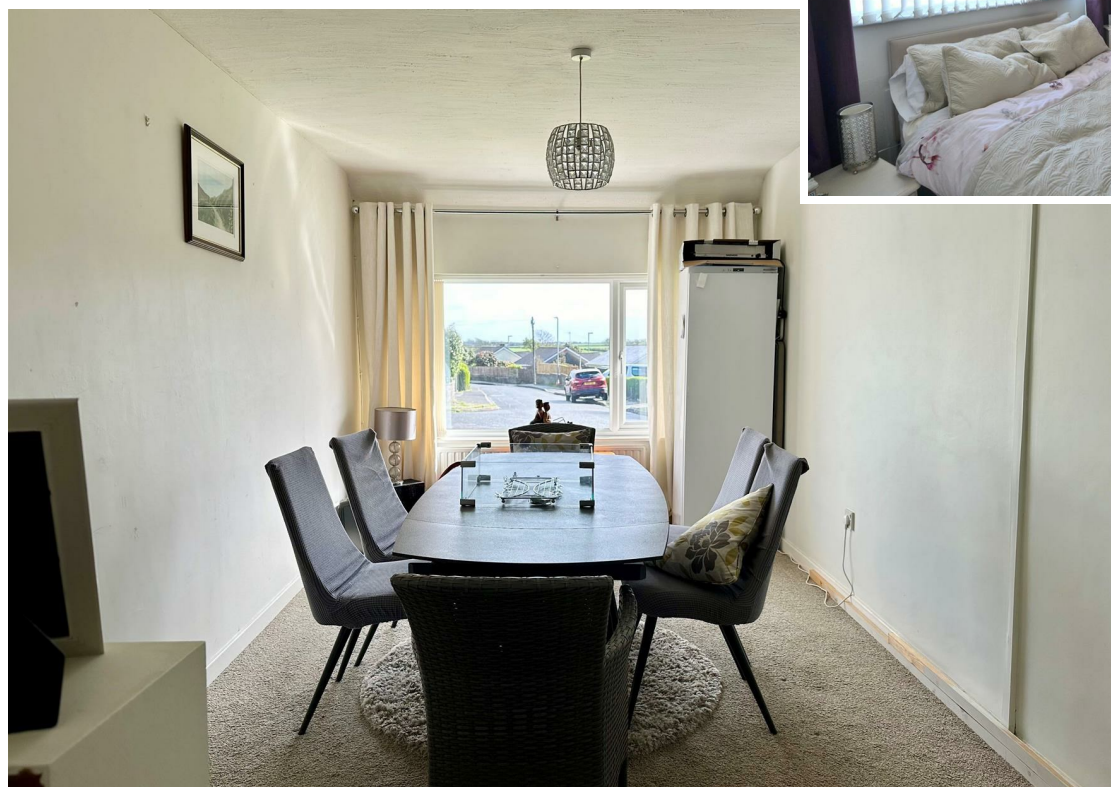
A spacious hallway complemented by an oak floor. Radiator, under stairs storage cupboard, telephone point, and ceiling light. Staircase ascending to the first floor landing.

Living Room 22'11" x 11' (6.99m x 3.35m)

An incredibly light and airy spacious living room, complemented by large windows to both front and rear aspects. Central feature electric fireplace (a gas fired back boiler is installed providing the central heating and hot water). Two radiators, TV point and ceiling lighting.

Kitchen 11'3" x 7'11" (3.43m x 2.41m)

A selection of base/wall storage units complemented by wood effect work surfaces and ceramic tiled splash backs. Inset one and a half stainless steel drainer sink fitted with a mono mixer tap. Free standing cooker with a four burner gas hob and ovens below. Space and plumbing provided for a washing machine and dishwasher. Wall mounted electric distribution board.





Ceramic tiled floor. Window to the rear aspect and ceiling light. Opening leading into the inner hallway.

Inner Hallway

Excellent selection of base/wall storage units complemented by wood effect work surfaces. Additional storage cupboard. Ceramic tiled floor and ceiling light. Doors leading off to bedroom 4, dining room and rear enclosed garden.

Dining Room 16'1" x 9'1" (4.90m x 2.77m)

Window to the front aspect, radiator and ceiling light.

Bedroom Four 15'8" x 11'3" (4.78m x 3.43m)

Window to the rear garden aspect. Radiator, ceiling light and door to the en suite.

En Suite 11'3" x 3'10" (3.43m x 1.17m)

Large shower unit fitted with an electric shower. Low level WC. Wash hand basin fitted with a mono mixer tap and cupboards below. Ceramic tiling to walls and floor. Chrome towel radiator. Two windows fitted with opaque glass. Extractor fan and ceiling light.

Staircase

Ascending from the entrance hallway to the first floor landing. A winding closed tread carpeted staircase.

First Floor Landing

Loft access hatch, ceiling light and doors leading off to:-

Bedroom One 14'2" x 10'11" (4.32m x 3.33m)

Two windows to the side aspect. Built in wardrobe plus an additional three eaves storage cupboards. Radiator and ceiling light.

Bedroom Two 14'7" x 9' (4.45m x 2.74m)

Window to the front aspect. Storage cupboard, radiator and ceiling light.

Bedroom Three 9'7" x 9' (2.92m x 2.74m)

Window to the front aspect. Eaves storage cupboard, radiator and ceiling light.

Bathroom 8' x 5'3" (2.44m x 1.60m)

Bath with an electric shower above and protected by a glazed splash screen. Low level WC. Wash hand basin fitted with a mono mixer tap and storage cupboard below. Ceramic tiling to walls. Vinyl flooring, two windows with opaque glass, chrome towel radiator and ceiling light.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not

form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.