

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed

**OPENING HOURS**



**25 TOWGOOD CLOSE, HELPSTON  
PE6 7AP**

**£385,000**

**FREEHOLD**



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**T**ucked away at the end of a small cul-de-sac and with a southerly-facing rear garden, this four bedroom detached three storey home features a 19' kitchen/dining room with recently installed quality contemporary wall and base units, whilst to the second floor is a 19' master bedroom with its own living area and en-suite. Offered for sale with no chain, this impressive family home has parking leading to a single garage, an excellent primary school within the village and falls within the catchment area for Arthur Mellows Village College. Book your viewing today.

#### **ENTRANCE**

Front entrance door opening to

#### **HALLWAY**

With stairs leading to first floor.

#### **CLOAKROOM**

Comprising low flush WC, wash-hand basin and radiator.

#### **LOUNGE** 19' x 10'2 (5.79m x 3.10m)

A light and airy room with window to front elevation, French doors opening onto the southerly-facing rear garden, radiator and TV point.

#### **KITCHEN/DINING ROOM** 19' x 10'11 (5.79m x 3.33m)

A recently installed quality contemporary kitchen with a range of built-in appliances with work surface, sink unit, dining area, radiators, windows to front and rear elevations and door to

#### **UTILITY ROOM** 6'3 x 5'5 (1.91m x 1.65m)

With a range of base units, radiator, work surface and door to rear garden.

#### **LANDING**

With radiator, window to front elevation and stairs leading to second floor.

#### **BEDROOM TWO** 12'11 x 9'1 (3.94m x 2.77m)

With radiator and window to front elevation.

#### **BEDROOM THREE** 12'11 x 9'1 (3.94m x 2.77m)

With radiator and window to front elevation.

#### **BEDROOM FOUR** 7'11 x 7'5 (2.41m x 2.26m)

With radiator and window to side elevation.

#### **BATHROOM**

Comprising panelled bath, low flush WC, wash-hand basin, radiator and window to rear elevation.

#### **SECOND FLOOR**

#### **MASTER BEDROOM** 19' x 12'10 (5.79m x 3.91m)

A most impressive master suite with dormer window to front elevation, two further windows to rear elevation, living area, dressing area, radiator and door to

#### **EN-SUITE**

Comprising large walk-in double shower cubicle, wash-hand basin, low flush WC, heated towel rail, radiator and dormer window to front elevation.

#### **OUTSIDE**

The property has a driveway which leads to a single garage.

The rear southerly-facing garden provides a high degree of privacy and has a large patio area.

EPC RATING: TBC

COUNCIL TAX BAND: E (PCC)

Awaiting Floorplan

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.