



32 Towgood Close, Helpston PE6 7AP

£260,000



*** SOUGHT AFTER LOCATION OF HELPSTON – MODERN FAMILY LIVING! *** "Rosedale are pleased to offer this exceptionally presented modern END-terrace house in the popular village of Helpston. The property comprises of entrance hall, lounge with a fitted air conditioning unit, kitchen/dining room and cloakroom. The first floor has the main bedroom with a fitted air conditioning unit, en-suite and built in wardrobe, two further bedrooms and a bathroom. There is also an allocated parking space. Council Tax Band - B / EPC Rating - D

- ENTRANCE**
 3' 1" (min) (0.94m) 6' 4" (max) x 14' 9" (max) (1.93m x 4.50m) (approx)
 Door to front, radiator and stairs to first floor.
- LIVING ROOM**
 10' 0" x 14' 9" (3.05m x 4.50m) (approx) Radiator, air conditioning and window to front.
- W/C**
 3' 0" x 5' 4" (0.91m x 1.63m) (approx) Low level W/C, wash hand basin and radiator.
- KITCHEN / DINER**
 11' 7" x 16' 7" (3.53m x 5.05m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven and gas hob, space for freestanding fridge, space for under counter washing machine, cupboard and wall mounted boiler. Door to rear and window to rear.
- FIRST FLOOR**
 Airing cupboard, radiator and loft access.
- BEDROOM ONE**
 8' 9" (max) (2.67m) 4' 8" (min) x 9' 8" (min) (1.42m x 2.95m) 15' 5" (4.70m) (into wardrobe) (approx) Radiator, air conditioning, built in wardrobe and window to front.
- EN-SUITE**
 4' 4" x 5' 5" (1.32m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Heated towel rail and window to side.
- BEDROOM TWO**
 11' 1" x 9' 7" (3.38m x 2.92m) (approx) Radiator and window to rear.
- BEDROOM THREE**
 8' 1" x 7' 6" (2.46m x 2.29m) (approx) Radiator and window to front.
- BATHROOM**
 5' 5" x 6' 8" (1.65m x 2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Heated towel rail and window to rear.
- OUTSIDE**
 Low maintenance garden.
- PARKING**
 One parking space.
- AGENT NOTES**
 Please note there is a service charge for the area. For between 01/04/25-31/03/26, the service charge is £356.90
- AGENT NOTES**
 The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

