



43 Carey Park, Helston, Cornwall TR13  
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## PROPERTY DESCRIPTION

An opportunity to purchase a spacious detached three/four bedroom bungalow that is located in a traffic free location. The property enjoys the benefit of a generous fully enclosed garden that faces a Westerly aspect. The tucked away position of the bungalow, being accessed via a pathway from a parking area ensures a quiet and traffic free location.

The property currently provides flexible accommodation throughout. This living accommodation includes a spacious living room that opens to the rear gardens, an upgraded modern fitted kitchen, dining room/ bedroom four and a conservatory/ dining room. The property also features three good sized good bedrooms and an upgraded modern shower room. The property also benefits from owned solar panels and battery.

Externally there are fully enclosed gardens, the rear gardens enjoying a West facing aspect and views towards the Cober valley. The gardens also feature a timber cabin/home office plus an additional summerhouse that has bi-folding doors and a hot tub.

The property further benefits from double glazing and gas central heating.

A good opportunity to purchase a spacious detached bungalow that is situated close to Helston town centre and nearby schooling. A viewing is advised.

## FEATURES

- Detached Bungalow
- Three /Four Bedrooms
- Far Reaching Views Of Surrounding Area
- Traffic Free Location
- Solar Panels
- Gas Central Heating
- Double Glazing
- Westerly Facing Garden





## ROOM DESCRIPTIONS

### Living Room

3.56m x 5.21m (11' 8" x 17' 1") A spacious main reception room that enjoys views to the rear over the gardens towards the Cober valley in the distance, double glazed French doors to the rear that open to the garden, further double glazed door to the rear garden, grey oak effect flooring, radiator, additional vertical designer style radiator, panel door to bedroom four/ dining room, further panel doors through to the inner hall and kitchen.

### Kitchen

3.20m x 3.50m (10' 6" x 11' 6") A recently upgraded modern shaker style kitchen finished in blue with square edged low profile working surfaces over with copper style surrounds, underlighting to the wall units, fitted stainless steel eye level oven with fitted stainless steel microwave over, fitted electric hob with cooker hood above, inset sink and drainer unit with mixer tap over with boiling hot water tap facility, laminate oak effect flooring, coved ceiling, double glazed door through to the conservatory with double glazed window set to the side.

### Conservatory/ Dining Room

2.34m x 5.26m (7' 8" x 17' 3") The conservatory/ dining room enjoys views over the front area of garden. This area would make an ideal additional reception space such as a dining room. There are double glazed windows to the sides and rear, vaulted glass roof, double glazed doors to either side opening to the gardens.

### Dining Room/Bedroom Four

2.54m x 3.50m (8' 4" x 11' 6") This room being a flexible space that is set to the front of the property. The room has previously been used a separate dining space and also an additional fourth bedroom. Panel door from the living room, double glazed window to the front through to the conservatory, radiator, coved ceiling, grey oak effect flooring.

### Inner Hallway

Panel door from the living room. Oak effect flooring, access to loft space, door to airing cupboard that benefits from fitted shelving and a radiator. This cupboard also houses the electric meter, solar system and battery. Panel doors providing access to the three bedrooms and also to the shower room.

### Bedroom One

3.41m x 3.56m (11' 2" x 11' 8") A spacious double bedroom that enjoys views out over the rear gardens. Panel door from the inner hallway, double glazed window to the rear, radiator, coved ceiling.

### Bedroom Two

2.92m x 3.50m (9' 7" x 11' 6") A second spacious double bedroom, this time being situated at the front of the property and also enjoying views over the garden. Panel door from the inner hallway, double glazed window to the front, radiator, coved ceiling.

### Bedroom Three

2.67m x 2.74m (8' 9" x 9' 0") A third spacious bedroom that enjoys views out over the rear gardens, the surrounding area and towards the Cober valley. Panel door from the inner hallway, radiator, coved ceiling.

### Shower Room

The shower room has recently been upgraded by the current owners with a modern white suite. The shower room comprises a walk in shower enclosure with frameless glass surrounds, Mira shower over and low maintenance panel surround, modern fitted grey vanity unit that houses a rectangular modern sink with cupboards below, low level w.c set to side with concealed cistern, heated towel rail, tiled flooring and walling, coved ceiling with inset ceiling spotlights, two double glazed windows to the front.



### Garden Cabin/ Home Office

2.26m x 3.45m (7' 5" x 11' 4") To one side of the rear garden there is a good sized timber cabin/summerhouse. This cabin has a surrounding area of timber decked terracing that is enclosed by timber picket style fencing. The cabin is used by the current owners as overspill accommodation for visiting friends and family.

### Summerhouse With Hot Tub

3.40m x 3.53m (11' 2" x 11' 7") To the left hand side of the garden as you walk out from the living room there is an additional timber summerhouse, this summerhouse containing a hot tub currently, this hot tub will remain at the property. The summerhouse has power and light as well as bi folding doors that open to a decked terrace. The hot tub area and terrace enjoys views out over the surrounding area towards the Cober valley.

### Garden

The property is approached by a pathway from Carey Park itself. This access pathway affords the property a traffic free location and an element of privacy. As you enter the front garden you are greeted by a variety of maturing shrubs and plants to either side. This area of garden features an almost full width decked terrace that is bounded by mature hedging. This area of garden also provides access to a workshop/store. Access via side pathway also allows you to walk around the bungalow to the rear gardens. The rear garden enjoys a Westerly aspect and therefore enjoys a majority of the afternoon and evening sunshine. The garden also enjoys far reaching views over the surrounding area towards the Cober valley. The gardens have been landscaped and provide multiple seating and outside dining areas, most of these areas enjoying good views out to the countryside and surrounding area. The garden is also fully enclosed whilst it also provides access to the cabin and also the summerhouse that houses the hot tub. There is also a gated side access, this area including a pathway and bin store.

### Garage

2.57m x 5.00m (8' 5" x 16' 5") The property benefits from a garage that is located within a block that is set to the side of the entrance pathway. The garage has an up and over door and would provide parking for a car, or additional storage if required.

### Additional Information

Tenure - Freehold

Services - Mains Gas, Electricity, Water And Drainage.

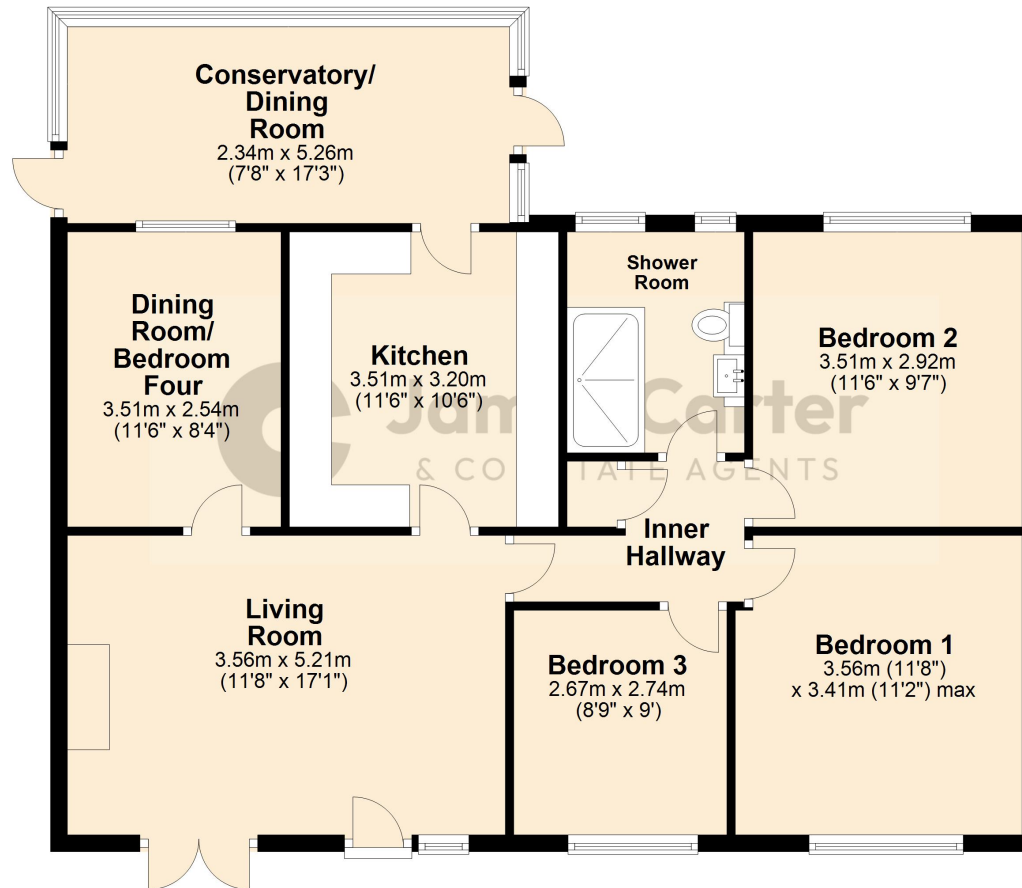
Council Tax Band - B Cornwall Council.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

## Ground Floor

Approx. 93.7 sq. metres (1008.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

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