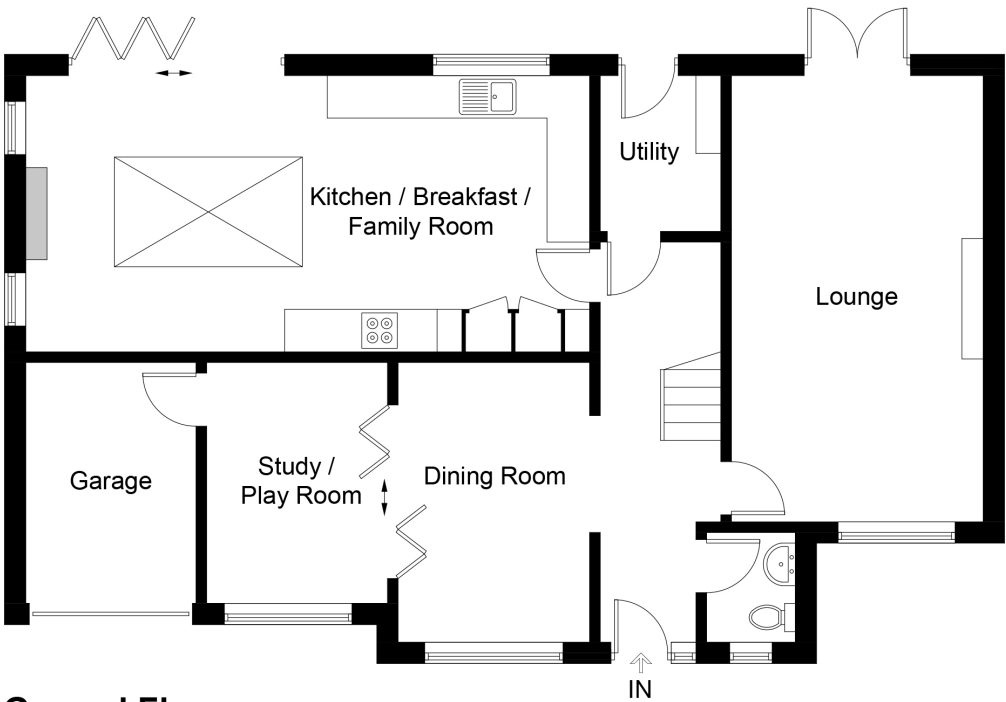


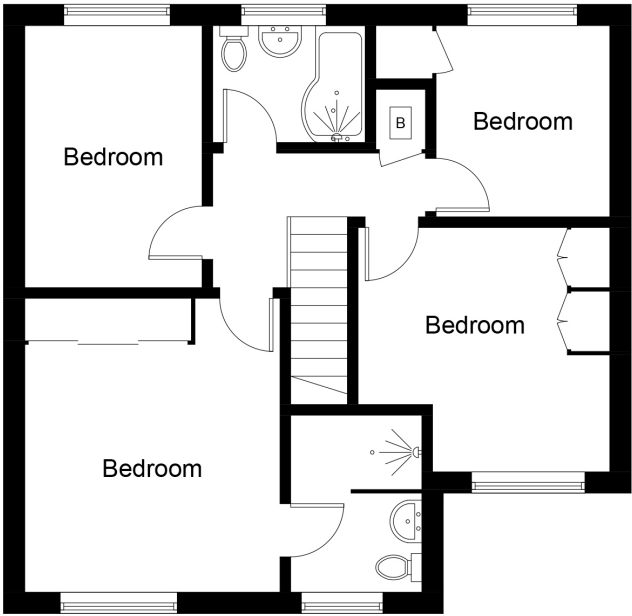


23 Helston Road

Approximate Gross Internal Area = 163.0 sq m / 1754 sq ft



Ground Floor



First Floor

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

For illustrative purposes only. Not to scale. ID1151858  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision





Nestled in a quiet cul-de-sac within a highly desirable area, this beautifully presented 4-bedroom detached family home offers spacious and versatile living. Ideally located close to excellent local schools, parkland, and a mainline train station, the property features an inviting Reception Hall, Cloakroom, Sitting Room, and Dining Room. There’s also a separate Study, ideal for working from home. The heart of the home is the fabulous open-plan Kitchen/Dining/Family room, boasting a high-quality finishes, integrated appliances and plenty of space for entertaining plus a separate Utility Room. Upstairs, there are four double Bedrooms, including the principle Bedroom with an En-Suite Shower Room and well-appointed Family Bathroom. Outside, the property boasts a landscaped rear Garden, front Garden, driveway and Garage. This home is immaculately presented throughout and ready for its next family to enjoy. Early viewing is highly recommended to fully appreciate all it has to offer!



## ROOM DESCRIPTIONS

**Reception Hall**  
Entered via UPVC double glazed door with glazed panel to side. Stairs to first floor accommodation. Radiator and engineered Oak flooring. Doors to Cloakroom, Sitting Room, Kitchen/Dining/Family Room, Utility Room opening to Dining Room.

**Cloakroom**  
Fitted with a white suite comprising: vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail, tiled floor and UPVC double glazed window to front.

**Sitting Room**  
20' 5" x 11' 4" (6.22m x 3.45m)  
Feature tiled media wall with contemporary inset electric fire. Two radiators and engineered Oak flooring. UPVC double glazed window to front and UPVC double glazed French doors to the rear.

**Dining Room**  
Radiator and engineered Oak flooring. UPVC double glazed window to front. Double doors to Study/Playroom.

**Study/Playroom**  
11' 1" x 8' 4" (3.38m x 2.54m)  
Built in window seat. Radiator and UPVC double glazed window to front. Door to Garage.

**Utility Room**  
7' 2" x 5' 8" (2.18m x 1.73m)  
Fitted with housing for washing machine and tumble dryer. Spaces for further appliance. Tiled floor. UPVC double glazed door to rear.

**Fabulous Kitchen/Dining/Family Room**  
25' 9" x 12' 7" (7.85m x 3.84m)  
This superb stylish space is certainly the hear of the home. Fitted with an extensive range of wall and base units with Granite work surfaces and upstands over. Underhung one and a half bowl stainless steel sink and mixer tap. Two built in electric ovens with five ring gas hob and extractor over. Integrated larder fridge and freezer plus dishwasher. Feature fireplace wall with contemporary electric fire inset and flanked by two full height fixed double glazed windows. Radiator and porcelain tiled floor. Glorious lantern roof light. UPVC double glazed window and bi folding doors to the rear.

**Landing**  
Access to loft space with lighting. Airing cupboard housing 'Vaillant' combi doors. Doors to all Bedrooms and Family Bathroom.

**Principle Suite**  
13' 8" x 11' 7" (4.17m x 3.53m)  
Range of fitted wardrobes. Radiator and UPVC double glazed window to front. Door to En Suite Shower Room.

**En Suite Shower Room**  
8' 4" x 5' 9" (2.54m x 1.75m) Tiled and fitted with a white suite comprising: large walk in shower with thermostatically controlled shower, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to front.

**Bedroom 2**  
11' 6" x 9' 0" max (3.51m x 2.74m max)  
Fitted wardrobes. Radiator and laminate flooring. UPVC double glazed window to front

**Bedroom 3**  
12' 3" x 8' 5" (3.73m x 2.57m)  
Radiator. UPVC double glazed window to rear.

**Bedroom 4**  
Radiator. UPVC double glazed window to rear.

**Family Bathroom**  
5' 7" x 5' 0" (1.70m x 1.52m)  
Fully tiled and fitted with a white suite comprising: P shaped bath with mixer tap, shower attachment and glazed screen plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to front.

**Front Garden**  
Laid to lawn and enclosed by natural hedging with ornamental gravel paths. Tarmac driveway leading to Garage.

**Garage**  
Up and over door to front. Pedestrian door to rear. Power connected.

**Rear Garden**  
This charming landscaped garden is fully enclosed by timber panel fencing with gated access to the front. The garden features several areas; a glorious Porcelain patio with built in seating area, water feature, circular patio with timber pergola, level, edged lawn, ornamental gravel pathways, a pond with water feature and a further patio area. Also, greenhouse, timber shed and outside tap.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: E

