



80 Hawkins Way, Helston, TR13 8FQ

£400,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

80 Hawkins Way

- DETACHED FOUR BEDROOM FAMILY HOME
- IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS LOUNGE PLUS SECOND RECEPTION ROOM
- IDEAL HOME OFFICE, PLAYROOM OR SNUG
- GENEROUS MASTER BEDROOM WITH EN-SUITE
- ATTRACTIVE GALLERIED LANDING
- LARGER THAN AVERAGE REAR GARDEN
- DECKED SEATING AREA TWO GARAGES WITH ADDITIONAL PARKING
- FREEHOLD COUNCIL TAX D
- EPC C79

FOUR BEDROOM DETACHED HOME WITH TWO GARAGES AND A GREAT GARDEN

A spacious and versatile four bedroom detached family home offering an impressive amount of living space, a larger than average garden and the rare advantage of two garages.

The heart of the home is the fantastic open plan kitchen and dining room, stretching across the full width of the property and opening directly onto the garden. There's also a separate lounge and a useful additional reception room, ideal as a home office, playroom, snug or hobby room.

Upstairs are four bedrooms, including a generous master bedroom with built-in storage and en-suite shower room, plus a family bathroom.

Outside, the generous rear garden has a decked seating area and plenty of space for children, pets and entertaining.

The two garages add a real practical advantage, with the larger garage having power and lighting and offering excellent potential for storage, a workshop, gym or games room.

A spacious family home with flexibility, outdoor space and practical extras that are increasingly hard to find.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALLWAY

With practical hard flooring, radiator, stairs rising to the first floor and doors to various rooms.

LOUNGE 20' max x 11'5" (6.10m max x 3.48m)

A lovely cosy and spacious room with fitted carpet, two radiators, modern pebble effect electric fire in decorative surround providing for a focal point and bay window to front.

OFFICE/PLAY ROOM 14'5" max x 8'9" (4.39m max x 2.67m)

A wonderfully versatile room perfect for those that work from home or equally ideal as a play room or snug. With fitted carpet, radiator, bay window to front and useful storage cupboard.

KITCHEN/DINING ROOM 24'1" x 8'4" overall measurements (7.34m x 2.54m overall measurements)

A wonderfully versatile space with direct access to the garden perfect for busy family life and entertaining.

KITCHEN AREA 10'2" x 7'7" (3.10m x 2.31m)

A modern kitchen fitted with gloss white base and wall units including drawers with work surfaces over with one and a half bow stainless steel sink with drainer and mixer tap, integrated fridge freezer and washer dryer, AEG electric oven with gas hob over and stainless steel filter and light above, window to rear over looking the garden and open plan to

DINING AREA 16'1" x 8'4" (4.90m x 2.54m)

A lovely spacious and light space with radiator, window to rear overlooking the garden and double doors offering access to the garden.

CLOARKOOM 5'1" x 3'3" (1.55m x 0.99m)

With low level W.C., pedestal wash hand basin, radiator and extractor.

FIRST FLOOR

GALLERIED LANDING

With radiator, window to side, cupboard housing the hot water cylinder, loft access and doors to various rooms.

MASTER BEDROOM 15'1" x 10'1" (4.60m x 3.07m)

A fabulous master bedroom with fitted carpet, built-in wardrobes with mirrored sliding doors offering an excellent range of storage, two windows to front, radiator and door to

EN SUITE SHOWER ROOM 6'9" x 6'9" (2.06m x 2.06m)

With tiled corner cubicle housing a chrome effect hot water shower, pedestal wash hand basin, low level W.C., radiator and obscured window to front.

BEDROOM TWO 12' x 8'2" (3.66m x 2.49m)

With fitted carpet, radiator and window to rear.

BEDROOM THREE 9'4" x 7'6" (2.84m x 2.29m)

With fitted carpet, radiator and window to rear overlooking the garden.

BEDROOM FOUR 9'5" x 7'8" (2.87m x 2.34m)

With fitted carpet, radiator and window to rear utilised by the current owners as a dressing room.

FAMILY BATHROOM 7'1" x 6'8" (2.16m x 2.03m)

With suite comprising of a bath with tiled surround with mixer tap and wall mounted shower attachment, pedestal wash hand basin, low level W.C., radiator and obscured window to the side.

OUTSIDE

To the front of the property is a lawned garden enclosed by low level fencing with a central path leading to the front door. The gardens lie mainly to the rear of the property.

REAR GARDEN

The gardens are a real highlight being mainly laid to lawn. There is an attractive decked seating area set out across two levels providing the perfect spot for alfresco summer dining. Pedestrian access gates to the front and the side offer access and there is a pedestrian access door from the decked seating area to

GARGAE ONE 19'4" x 12'7" (5.89m x 3.84m)

With power, light, up and over door, a great space utilised by the present vendors as a gym area.

GARAGE TWO 17'4" x 8'4" (5.28m x 2.54m)

With up and over door.

There is off road parking available in front of both of the garages.





SERVICES

Mains gas central heating, water, electricity and drainage.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band D.

WHAT3WORDS

painter.conspired.deranged

DATE DETAILS PREPARED.

23rd June 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

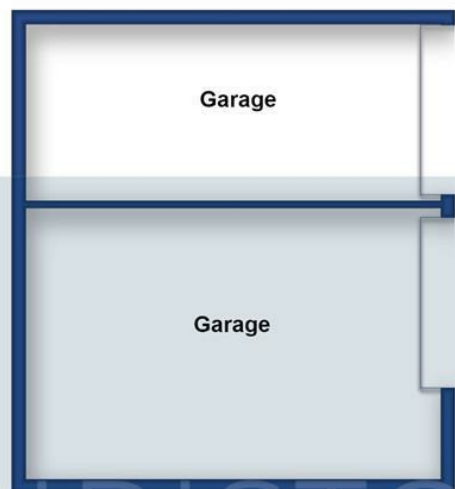
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



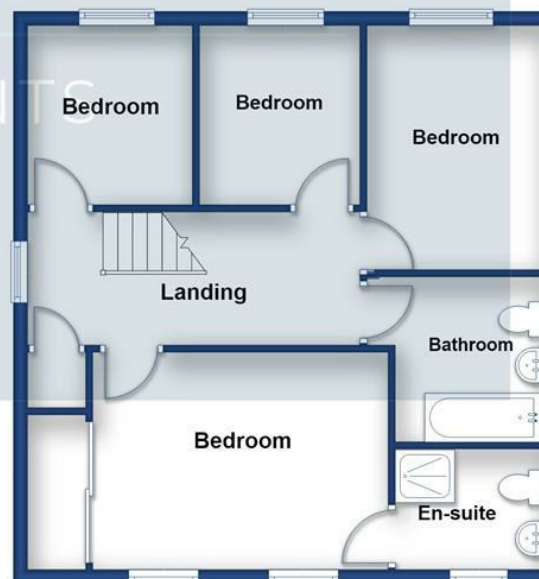
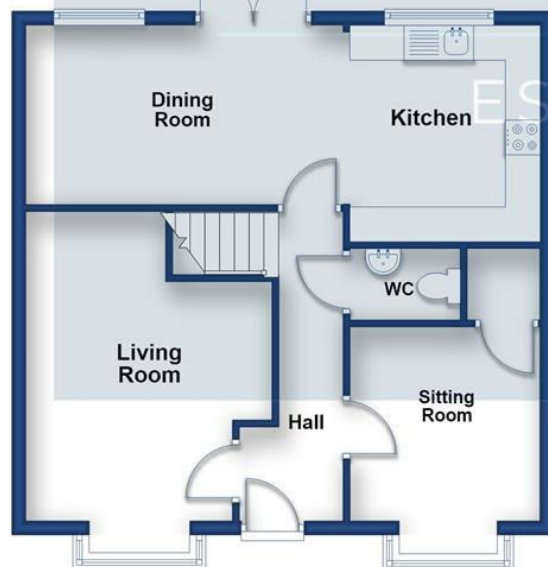
Ground Floor

Approx. 92.4 sq. metres (994.3 sq. feet)



First Floor

Approx. 57.9 sq. metres (622.7 sq. feet)



Total area: approx. 150.2 sq. metres (1617.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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