



**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







**FAMILY SPACE, FLEXIBILITY AND TWO GARAGES – A HOME THAT OFFERS MORE THAN MOST.**

Imagine summer evenings on the deck with friends, children playing on the lawn and family gathered around the table in a home designed for modern living. This attractive double-fronted detached property combines generous living space, versatility and practicality in equal measure.

At the heart of the home is the impressive open plan kitchen and dining room which spans the entire rear of the property. With doors opening directly onto the garden, it creates a seamless connection between indoor and outdoor living, whether you're enjoying family meals, helping with homework or entertaining guests.

For quieter moments, the separate lounge provides a welcoming retreat, offering the perfect place to relax at the end of the day. Equally appealing is the additional reception room at the front of the property, a space that can adapt as your family does, serving equally well as a home office, playroom, snug or hobby room. A cloakroom completes the ground floor accommodation.

Upstairs, four bedrooms are arranged around an attractive galleried landing. The master suite is a particular highlight, featuring built-in storage and an en-suite shower room. There is a further double bedroom, two additional bedrooms and a family bathroom.

Outside, the larger than average rear garden offers plenty of space for children, pets and outdoor entertaining. Predominantly laid to lawn, it is complemented by a decked seating area perfectly positioned to enjoy the sunshine.

A rare feature is the provision of two garages. The larger garage benefits from power and lighting, making it ideal as a gym, workshop, games room or additional storage space, while the second garage and parking in front provide further practicality.

Situated in a popular residential location close to the town and local amenities, this well-presented home offers the space, flexibility and lifestyle that modern families are searching for.

**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)**

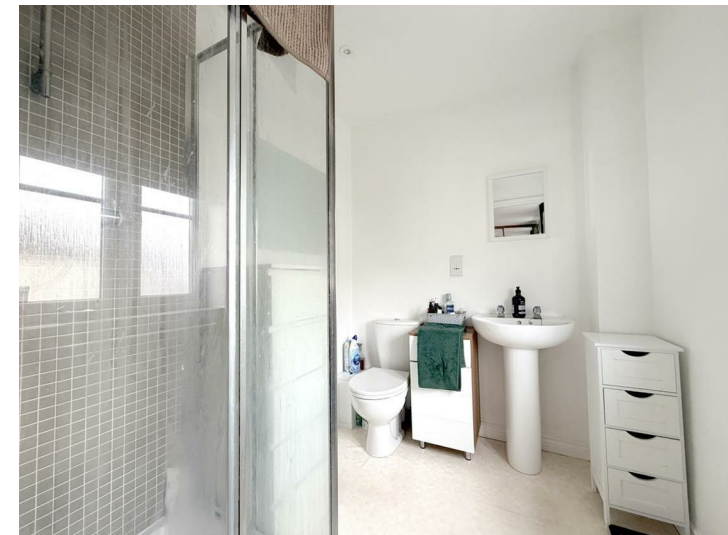
With fitted carpet, radiator and window to rear.

**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>

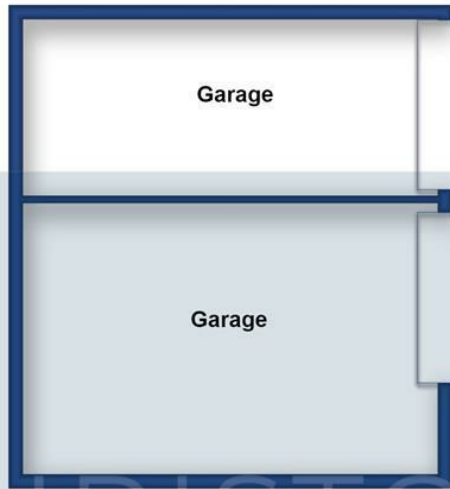
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **PROOF OF FINANCE - PURCHASERS**

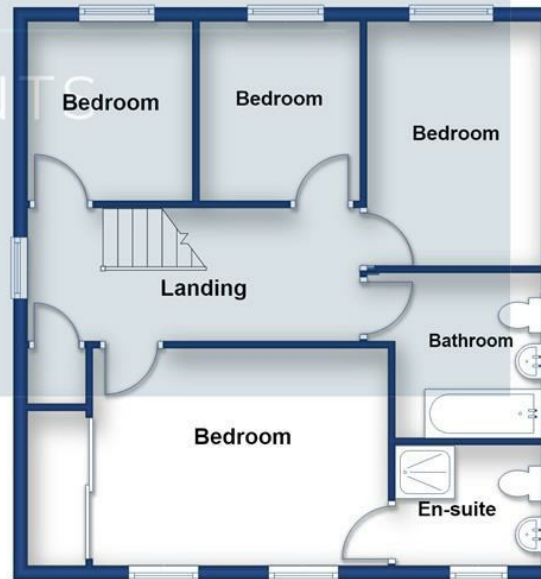
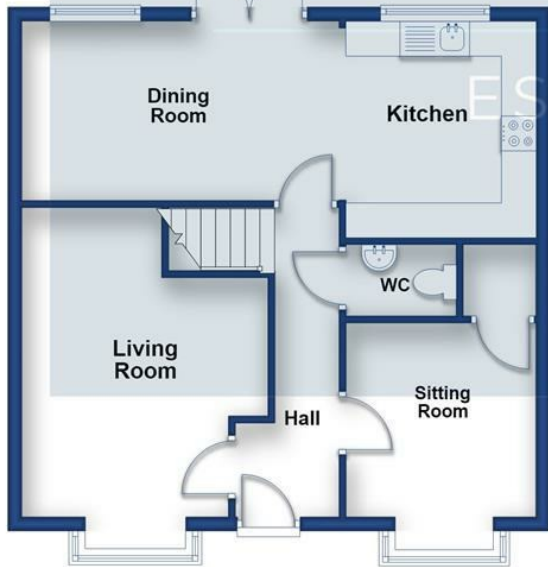
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



**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)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



## Christophers Estate Agents

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