

# 5 Parc Eglos, Helston, TR13 8UP

£460,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

# 5 Parc Eglos

- BEAUTIFULLY PRESENTED 3/4 BEDROOM DETACHED BUNGALOW
- IDEALLY SITUATED FOR THE TOWN & AMENITIES
- FINISHED TO A VERY HIGH STANDARD
- DRIVEWAY & DOUBLE TANDUM GARAGE
- DELIGHTFUL GARDENS
- MAINS GAS HEATING & DOUBLE GLAZING
- COUNCIL TAX D
- EPC D62
- FREEHOLD

An opportunity to acquire this beautifully presented 4 bedroom detached bungalow, perfectly positioned for Helston's excellent amenities. Offering high-quality finishes throughout and an impressive level of versatility, this home is ideal for those seeking style, comfort, and convenience in this popular locations.

The property is presented to a superb standard and benefits from mains gas central heating and double glazing. The interior features an entrance porch, hallway, a super kitchen/diner designed for modern living, a generous conservatory, a comfortable lounge, separate dining room, and three well-proportioned bedrooms, including a master with en suite. The beautifully appointed family bathroom completes the ground floor, while the first floor offers a versatile fourth bedroom or study—perfect for home working or guest accommodation.

Outside, the home truly shines. A private driveway provides ample parking and leads to the double tandem garage. The gardens have been thoughtfully landscaped to create an attractive, low-maintenance area, featuring stylish hard landscaping, winding resin pathways, and matching Mediterranean-inspired beds that offer year-round interest and colour.

Helston serves as the gateway to the stunning Lizard Peninsula and provides an excellent range of amenities including national retailers, a cinema, leisure centre with indoor swimming pool, and a a selection of shops and eateries. The beautiful Penrose Estate links the town to the coast and offers miles of picturesque walks and cycle routes—perfect for enjoying the very best of this beautiful part of Cornwall.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

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LEADED FEATURE PART GLAZED DOOR AND MATCHING SIDE

ENTRANCE PORCH

With tiling to the floor, feature leaded obscured window to the side aspect and smart wooden glazed doors to the inner hallway with doors to -

LOUNGE 15'8" x 12'11" (4.8 x 3.95 )

A pleasant room with window to the front aspect and living flame gas fire sitting on a marble effect hearth and surround.

KITCHEN/DINER 24'11" x 9'6" (7.61 x 2.9)

A wonderful, light-filled family space featuring a stylish white Shaker-style kitchen with chrome handles and luxurious black granite worktops. The kitchen is beautifully appointed, incorporating a Stoves four-burner hob with matching granite splashback, a sink and drainer with swan-neck mixer tap, and granite upstands. There is an excellent range of base cupboards, drawer units, and wall cabinets, together with a Stoves built-under oven, integrated fridge freezer, refrigerator, and dishwasher. A particularly useful large corner cupboard houses the Worcester gas boiler, offers plumbing for a washing machine, and provides additional shelving for storage.

The room enjoys windows to the side and rear, offering a lovely elevated outlook across the rooftops of Helston and stretching towards open countryside. Attractive floor tiling runs throughout and is complemented by thermostatically controlled underfloor heating, ensuring comfort year-round.

At the dining end of the room, there is a recessed area—currently used to mount a TV—and a remote-control air-conditioning unit for added comfort. Doors lead through to the conservatory, as well as to the rear porch and rear hallway. The space is well lit by a combination of recessed downlighters and an attractive pendant light.

CONSERVATORY 13'10" x 10'6" (4.24 x 3.21)

A super airy space with views over other properties and the townscape of Helston onwards to open countryside and benefiting from under floor heating.

From the inner hallway there is a door to

DINING ROOM 9'10" x 9'6" (including the turn staircase) (3.00m x 2.90m (including the turn staircase))

Window to the rear aspect. Opening to a further hallway area and doors to

BEDROOM ONE 11'9" x 10'9" (3.6 x 3.30)

With a window to the front aspect overlooking the garden and built-in wardrobes with hanging rails and drawers, sliding doors which are part mirrored, door to

**EN SUITE SHOWER ROOM**
With tiled and glazed walk-in shower cubicle with Red Ring electric shower over.

**BEDROOM TWO 12'2" x 12'1" (3.73 x 3.69)**
With window to the front aspect overlooking the garden and triple sliding door wardrobes with an array of hanging and shelf space with door to

**W.C.**
With wash hand basin set in a vanity unit with storage under, tiling and mirror over. Close coupled W.C., further mirror with shaver socket with light over, storage cupboard, extractor and tiling to both the walls and floor.

**BEDROOM THREE 9'10" x 7'4" (3.02 x 2.25)**
Window to the rear aspect and wardrobe with mirrored sliding doors with rail and shelving.

**BATHROOM**
A beautifully appointed bathroom featuring a stylish suite comprising a bath with coordinating tiled panel , a tiled and glazed shower cubicle with electric shower, and a wash hand basin set within a contemporary vanity unit offering useful drawer storage beneath. The W.C. benefits from a concealed dual-flush cistern, while a mirrored medicine cabinet with touch-control lighting and an additional mirror over the bath. The room is finished with attractive floor-to-ceiling tiling, a chrome ladder-style radiator, and a window to the side aspect. A series of recessed downlighters provide a warm, modern ambiance. Benefiting from underfloor heating.

From the dining room a turning staircase leads to the first floor landing with a door to

**BEDROOM FOUR 12'4" x 9'10" (3.76 x 3)**
With limited headroom at its eaves, four eaves storage cupboard areas along one wall, there is built-in storage.

From the kitchen a part glazed door leads out to the rear entrance and porch area with feature leaded glazed window to the side aspect, large window with roof lights to the side aspect. Tiling to the steps and floor which leads down to an area which houses a sink unit with tiled splashback and service door back to-

**GARAGE 31'1" x 9'4" (9.48 x 2.85)**
This two car tandem garage has an up and over electric door, power, light, pitched roof with eaves storage and some shelving to the rear.

**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.













**MOBILE AND BROADBAND**

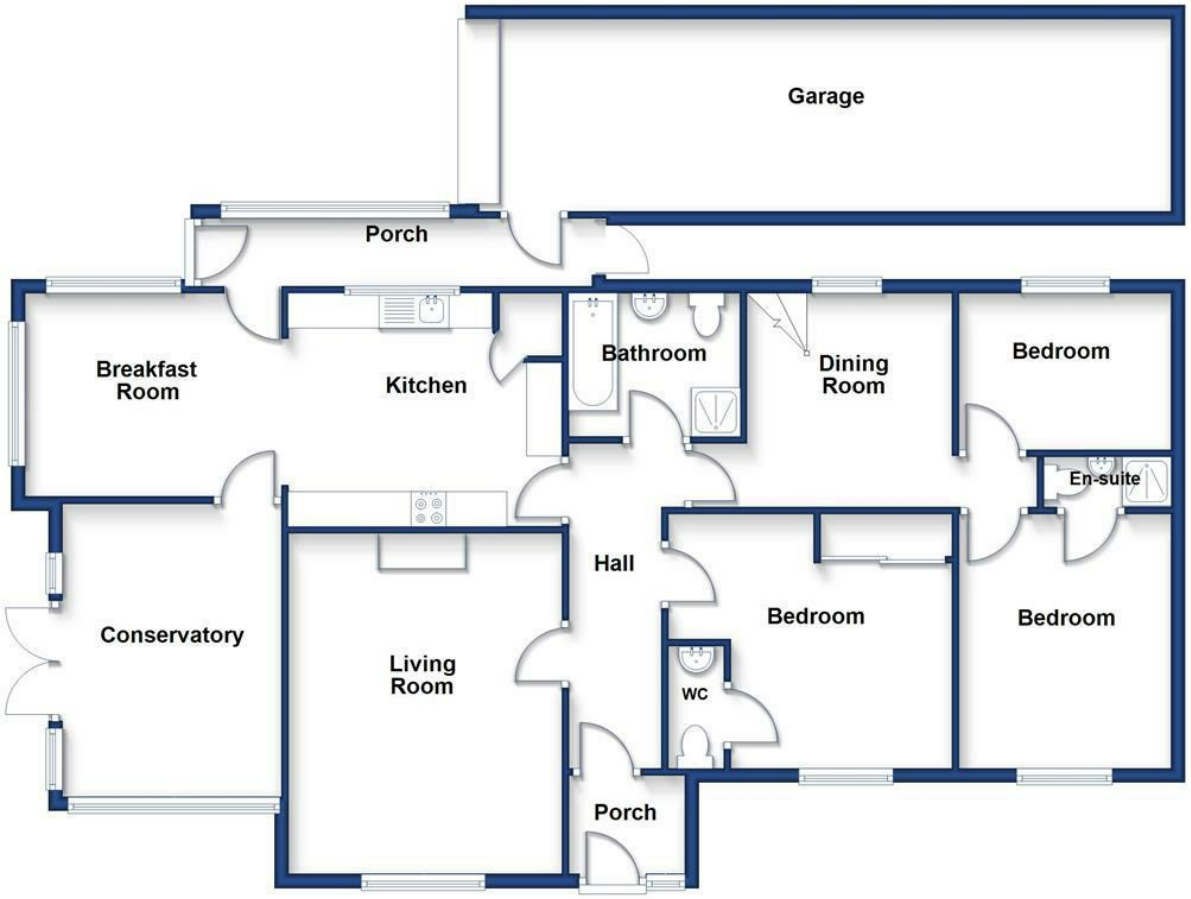
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

**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.

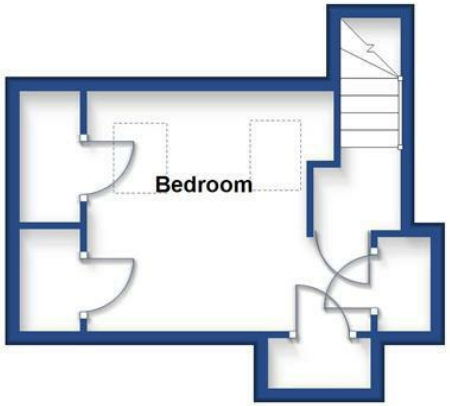
## Ground Floor

Approx. 152.9 sq. metres (1645.5 sq. feet)




## First Floor

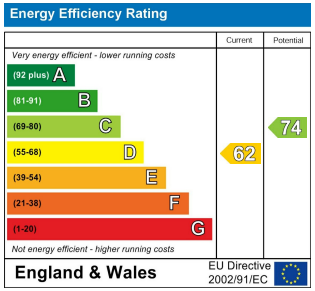
Approx. 21.4 sq. metres (230.5 sq. feet)




Total area: approx. 174.3 sq. metres (1876.0 sq. feet)

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS




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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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease 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.




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