



**58 Hawkins Way, Helston, TR13 8FQ**

**£300,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 58 Hawkins Way

- DETACHED THREE-BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- DUAL ASPECT LOUNGE WITH DIRECT ACCESS TO THE GARDEN
- KITCHEN BREAKFAST ROOM WITH GARDEN ACCESS
- THREE GENEROUS BEDROOMS
- MASTER EN-SUITE
- USEFUL CLOAKROOM
- GARAGE AND DRIVEWAY
- RECENTLY RE-DECORATED AND RE-CARPETED MOVE IN READY!
- FREEHOLD EPC C75 COUNCIL TAX BAND C







This beautifully presented detached three-bedroom family home offers generous, versatile living space and is ready to move straight into.

The ground floor features two reception rooms, perfect for modern family life. The dual-aspect lounge is bright and welcoming, with double doors opening directly onto the garden – ideal for entertaining or relaxed evenings at home. The kitchen/breakfast room also enjoys garden access, creating a great flow for everyday living. An additional reception room provides flexible space that could be used as a dining room, home office, or children's playroom, while a convenient cloakroom completes the ground floor.

Upstairs, a galleried landing leads to three well-proportioned bedrooms. The spacious dual-aspect master bedroom is filled with natural light and benefits from a modern en-suite shower room. Two further good-sized bedrooms are served by a family bathroom.

The property has been recently redecorated throughout with new carpets and also benefits from a new boiler fitted in September 2023 making it completely move-in ready. Outside, there is an enclosed rear garden, along with an adjacent garage and driveway providing off-road parking.

Enjoying a tucked-away position within a popular residential area, the home is conveniently located for town, schooling and local amenities, making it an ideal choice for families.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### DOOR TO

##### ENTRANCE HALLWAY

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

##### LOUNGE 16'7" x 10'2" (5.05m x 3.10m)

A lovely spacious dual aspect room with fitted carpet, two radiators, window to front and double doors to rear accessing the garden.

**KITCHEN/BREAKFAST ROOM 14' x 8'2" (4.27m x 2.49m)**

Fitted with a range of contemporary style base and wall units including drawers with work surfaces over, one and a half bowl stainless steel sink and drainer with mixer tap and feature under cupboard lighting. Fitted electric oven, gas hob with filter and light above, space and plumbing for washing machine and dishwasher and space and point for fridge/freezer. Large useful storage cupboard, radiator, window and door to rear aspect into the garden.

**DINING ROOM/STUDY 9'1" x 7'10" (2.77m x 2.39m)**

A superbly useful and versatile room perfect for those preferring a separate dining room or perhaps as a home office or playroom, fitted carpet, radiator and window to front.

**CLOAKROOM 4'4" x 3'5" (1.32m x 1.04m)**

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

**FIRST FLOOR****LANDING**

A galleried landing with window to rear, radiator, loft access and doors to various rooms.

**MASTER BEDROOM 13' x 10'5" (3.96m x 3.18m)**

A spacious and light dual aspect master bedroom with fitted carpet, windows to front and side, radiator and door to

**EN SUITE SHOWER ROOM 10'3" (max) x 3'3" (3.12m (max) x 0.99m)**

With tiled cubicle with domestic hot water shower, pedestal wash hand basin, W.C., radiator, partially tiled walls and obscured window to rear and extractor.

**BEDROOM TWO 10'3" (maximum) x 9'8" (maximum) (3.12m (maximum) x 2.95m (maximum))**

With fitted carpet, radiator, window to front and door to airing cupboard housing hot water tank and offering slatted shelved storage.

**BEDROOM THREE 11'1" x 6'7" (3.38m x 2.01m)**

With fitted carpet, radiator and window to rear.





#### **FAMILY BATHROOM 6'10" x 5'6" (2.08m x 1.68m)**

With suite comprising of a bath with tiled surround and chrome effect domestic hot water shower, pedestal wash hand basin, low level W.C., obscured window to front and extractor.

#### **OUTSIDE**

To the front of the property is a token lawned area with path leading to the front door. The gardens lie to the rear of the property being mostly laid to lawn with established shrubs and an area of patio. The gardens are fully enclosed by walling offering a safe area for children and pets and a good degree of privacy. There is a useful outside tap and a pedestrian access gate to the side leads to the driveway offering off road parking and leads to

#### **GARAGE 17'10" x 8'7" (5.44m x 2.62m)**

With up and over door and being situated in adjacent coach house. The vendor informs us that a peppercorn ground rent is payable for this.

#### **SERVICES**

Mains water, electricity, drainage and gas.

#### **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 C.

#### **DATE DETAILS PREPARED.**

12th January 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/>

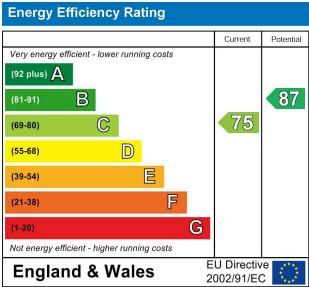
#### **PROOF OF FINANCE - PURCHASERS**

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.

#### **WHAT3WORDS**

trailers.replenish.crowbar





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 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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