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## Grass Valley Park, Bodmin

**\*\*No Onward Chain\*\***

An exceptionally well presented and deceptively spacious three double bedroom bungalow situated within the popular Grass Valley Park estate on the Southern edge of Bodmin. Benefiting from a good-sized driveway to the front with integral garage and an enclosed rear garden.

\* Modern fitted kitchen/breakfast room \* Spacious lounge/diner \* Utility room \* Three double bedrooms  
\* Master bedroom with en-suite \* Family bathroom  
\* Double glazing and gas central heating \* French doors to rear garden \* Garage \* Driveway parking

**Price: £435,000**



**78 Grass Valley Park** is situated to the top of a popular residential estate, within convenient access of Bodmin College and the A30 for those wishing to commute. The property offers ample driveway parking in front of the garage, as well as a generous enclosed rear garden with patio areas.

The property itself is deceptively spacious with three good sized double bedrooms and a superb open plan living area consisting of a kitchen breakfast room, living room and dining area.

The bungalow is accessed via the front door which opens out into a large central hallway, with doors leading off into all three bedrooms, family bathroom, and open plan living/dining area.



A door opens to the en-suite bathroom comprising of a modern white fitted vanity unit with handwash basin and storage underneath, W/C, and curved shower cubicle with wall mounted mains powered shower and obscured window to the side.



The family bathroom is accessed via a door from the central hallway, and briefly comprises a handwash basin and vanity unit with storage, W/C, white panel bath, and curved shower cubicle with wall mounted electric shower.



The second bedroom is also a generous double, with a window to the side elevation, double fitted wardrobe and wood effect flooring.



The hallway houses a large double storage cupboard, providing convenient storage for shoes and outerwear.

Immediately ahead as you enter the property is the master bedroom with en-suite bathroom. This is a generous double bedroom with wood effect flooring, a built-in double wardrobe and ample space for any freestanding furniture. A window to the front elevation floods the room with natural light.



The third bedroom, also a double bedroom has a window to the front elevation, wood effect flooring, and ample space for freestanding furniture providing storage for belongings.



To the end of the hallway, doors lead into the open plan living space. To the left, a door opens to the kitchen breakfast room which continues into the living room, with dining area to the rear. There is immediate access through a door at the end of the hallway which opens into the living area.



To the rear of the kitchen is a conveniently situated area for a breakfast/lunch table with French doors leading to the rear garden patio.



The kitchen comprises a series of matching floor based and wall mounted units, wood effect flooring, and quartz worktops with matching splashbacks. There are many integrated appliances, including a double oven, hob with extractor fan above, fridge/freezer, and sink. A separate worktop provides extra storage, with pan drawers and cupboards either side.



To the left of this a door leads to a separate utility room, and a further internal door provides convenient access to the garage. The utility room houses undercounter space for a washing machine and/or tumble drier, a sink and drainer unit with window above to the side elevation. A tall fitted cupboard provides convenient storage, and the boiler opposite. A frosted glass door opens out to the side access pathway, leading to the rear garden, with gated access to the side of the driveway.



Garage with power, window to the side elevation, and electric roller door.



The open plan kitchen breakfast room leads into the lounge with dining area to the rear. Both spaces boast wood effect flooring. Windows to the rear elevation overlooking the garden gives this space a light and airy feel. To the centre of the room is a feature gas fireplace with marble surround and wooden mantelpiece. The rear pf this space is the dining area with space for a family sized dining table. French doors lead out to the rear garden.

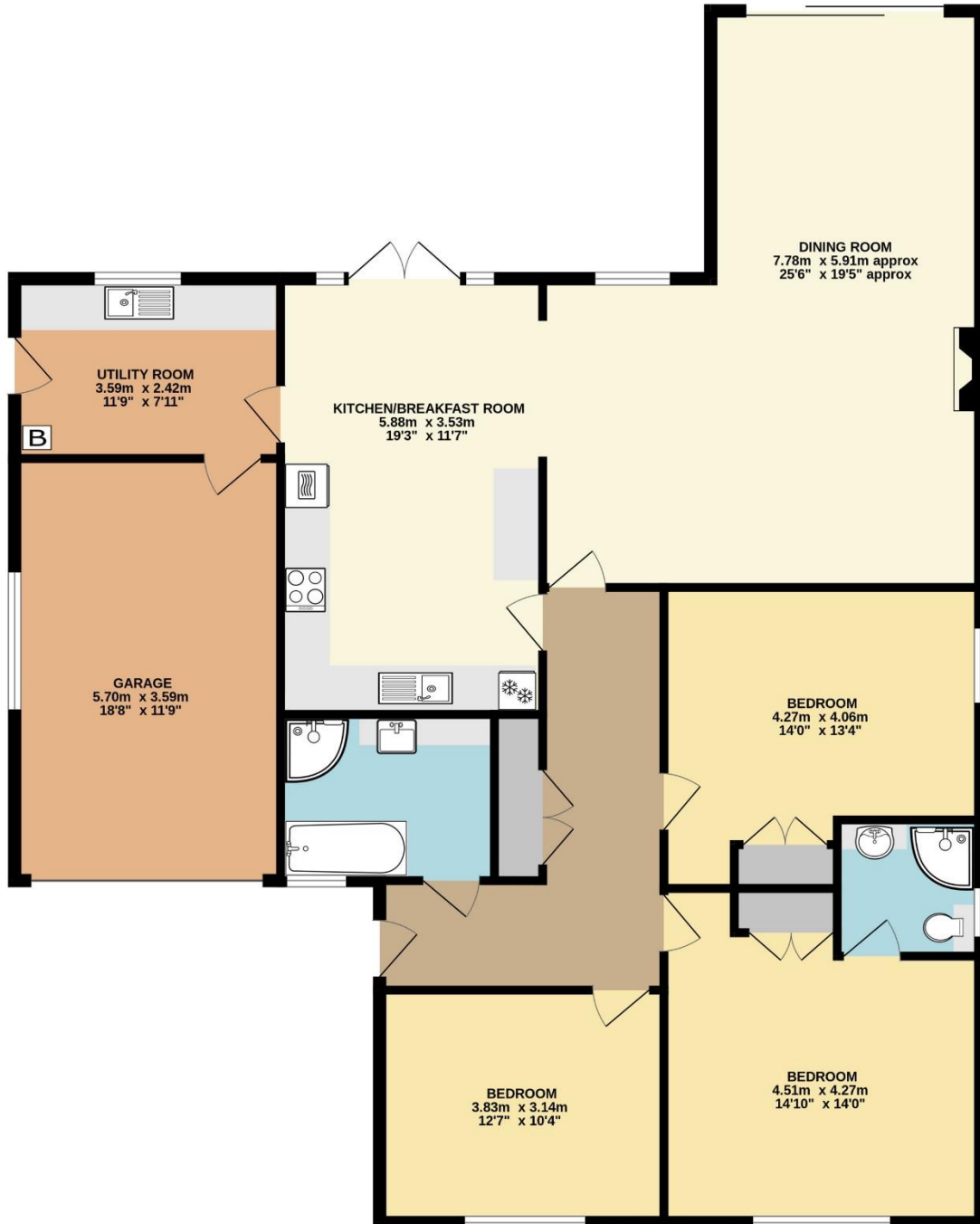
**EPC: Awaiting**

**Council Tax Band: E**



The rear garden is south easterly facing and generous in size. This can be accessed via the French doors in the kitchen & also the Dining area, utility door, as well as having access paths down both sides of the bungalow.





Measurements are approximate. Not to scale. Illustrative purposes only  
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