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## Halgavor Park, Bodmin

An exceptionally well-presented three bedroom detached bungalow in the popular and sought after residential estate of Halgavor Park, with wide countryside views.

\*Well equipped kitchen and utility \* Spacious dining area \* Generous entrance hallway \* Master bedroom with en-suite shower room \* Two further double bedrooms \* Large family bathroom \* Integral garage \* Driveway parking \* Balcony enjoying countryside views \* Generous rear garden

**Price: £399,950**





Halgavor Park is positioned within easy reach of Bodmin College, Dragon Leisure Centre and Lanhydrock estate & golfclub. Bodmin town centre and all of its day-to-day amenities are close at hand and it is an easy commute to the A30 and A38 link roads.

The property is situated on a generous plot, on the upper side of Halgavor Park, offering far reaching countryside views, with the front balcony providing an attractive seating area, benefitting from sun in the afternoon and evening.

## The Property

The property is accessed via steps leading from the driveway to the front door, and into the spacious entrance hallway. Doors from here lead immediately off to the lounge and kitchen/diner. A hallway sits centrally, and doors from here lead into all three bedrooms, the family bathroom, and both storage cupboards.



The southerly facing lounge is a spacious room with plenty of natural light, sitting directly above the integral garage. The windows face the front and side elevations, a log burner and mantelpiece to the right of the room, and wall mounted radiators below the window, and to the rear wall.



The dining area is spacious in size with French doors leading onto the balcony, which adopts far reaching views. There is ample space for a family dining table and chairs.



The kitchen comprises matching floor and wall-based units, a stainless-steel sink and drainer unit below a window to the rear elevation, a built-in dishwasher, and fridge freezer. There is also a 'Bosch' oven and grill, and 'Bosch' extractor fan above, with a four-ring induction hob. The kitchen also houses the Worcester gas boiler.





To the rear of the kitchen is a conveniently located utility area, with two undercounter spaces for appliances, matching drawers and cupboards, a single sink below a window to the rear elevation, and matching worksurfaces. A modern vertical radiator is mounted to the wall, and a door leads out to the rear garden.



The internal hallway benefits from a double storage cupboard located close to the front door, convenient for outerwear and shoe storage.

A further airing cupboard is located closer to the bedrooms, and houses the pressurised water cylinder, with plenty of space for linen storage also.

The main bedroom is a generous double, and faces the front elevation, with ample space for freestanding furniture. A wall mounted radiator sits below the window.



The en-suite comprises a shower cubicle with 'Mira' shower, w/c and handwash basin, tile effect vinyl flooring and tiled surroundings.



The second bedroom is to the rear elevation, also a generous double, with built in wardrobes and cupboards, and a wall mounted radiator.





The third bedroom is also a double, currently presented as a twin room, with a window to the rear elevation, space for freestanding furniture, and a wall mounted radiator.



The family bathroom is spacious, having both a separate bath, with shower over, and a separate shower cubicle, w/c with bidet alongside and a handwash basin. The floor is vinyl, and walls tiled, with an obscured window facing the rear elevation.



Stairs lead from the entrance hallway to the generous integral garage downstairs, with an electric roller door, and power sockets.

The rear garden is of generous sized with a raised lawned section and boasting many mature plants and shrubs. A retaining stone wall separates this area from the lower patio section.





Lower Ground Floor



This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

EPC band: D

Council tax band: D