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Lanhydrock View, Bodmin

****No Onward Chain****

A link detached three-bedroom bungalow on an elevated plot in a popular residential cul-de-sac benefiting from fantastic views and a generous sized rear garden.

* Entrance hall * Kitchen/Breakfast room * Living Room * Family bathroom * Cloakroom * Downstairs bedroom * Two first floor bedrooms * Garage * Generous Garden * Raised decking * Far reaching views * Gas central heating *

Price: £350,000



Lanhydrock view is a popular residential cul-de-sac, number 9 enjoys an elevated position with far reaching views across surrounding countryside. The internal accommodation is generously proportioned with three double bedrooms, the bonus of one of these being on the ground floor to accommodate bungalow living if necessary.

The Property

Front door opening to generous entrance hallway with wood effect flooring, space to hang coats and for outerwear. Sliding patio doors open to the rear patio. An inner hallway provides doors off to Bedroom Three, Cloakroom, Family Bathroom, Lounge and Kitchen Breakfast room. A staircase leads up to the first-floor landing.



The Family Bathroom is located to the front of the property with obscured windows and white suite comprising pedestal wash hand basin, WC, curved corner shower with mains powered shower over and panel bath. Wood effect flooring and partially tiled walls. Adjacent to this is a separate cloakroom with wall hung wash hand basin, WC and central heating radiator.



On the opposite side of the hallway is the downstairs Bedroom which is generous in size with space for double bed and further bedroom furniture. There are patio doors and window to outside.



At the far end of the bungalow is the Kitchen Breakfast Room and separate Lounge. The Kitchen Breakfast Room has wood effect flooring, windows to front and side elevation and door to outside. The kitchen comprises modern white floor based and wall mounted units with wood effect worktops over many integrated appliances including stainless steel sink and drainer, space for washing machine and dishwasher, oven with four ring gas hob and extractor hood over. To one end of the room there is also space for a family size dining table and a freestanding fridge freezer.



At the back of the property is the separate Lounge, again good in size and enjoying a lovely aspect over the rear garden, benefiting from fantastic far-reaching views. Central feature fireplace with wooden mantelpiece, central heating radiator and patio doors to raised rear decking.



Stairs from the entrance hallway lead up to the first-floor central landing. Immediately in front of you is a storage cupboard housing the gas central heating boiler, a door to the right opens to the Master Bedroom, a generous double bedroom with built-in wardrobes, central heating radiator and sliding French doors opening to the Juliet balcony.



Outside

The rear garden is a good size boasting a raised decking area access directly from the lounge, offering a lovely space to relax and enjoy far reaching countryside views. steps from the decking lead down to a private paved area with washing line space further steps lead down to the lower part of the garden which is entirely late lawn with mature plants and shrubs providing privacy.

Garage

Driveway parking

EPC BAND: Awaited

COUNCIL TAX BAND: D



The second bedroom is to the front of the property and slightly smaller in size, although still a good size double with storage space to the eaves, window to front elevation.

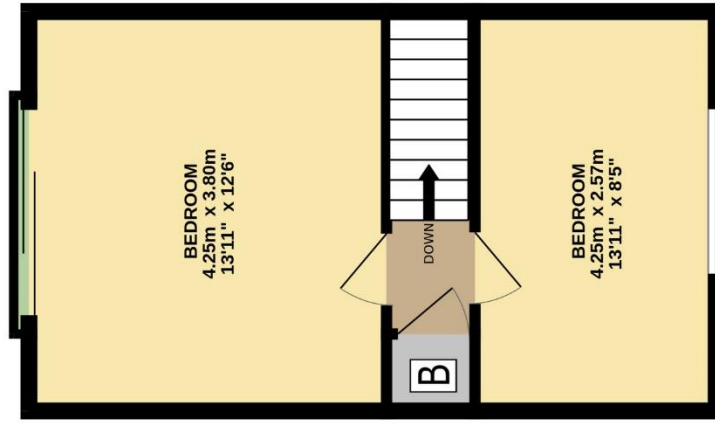


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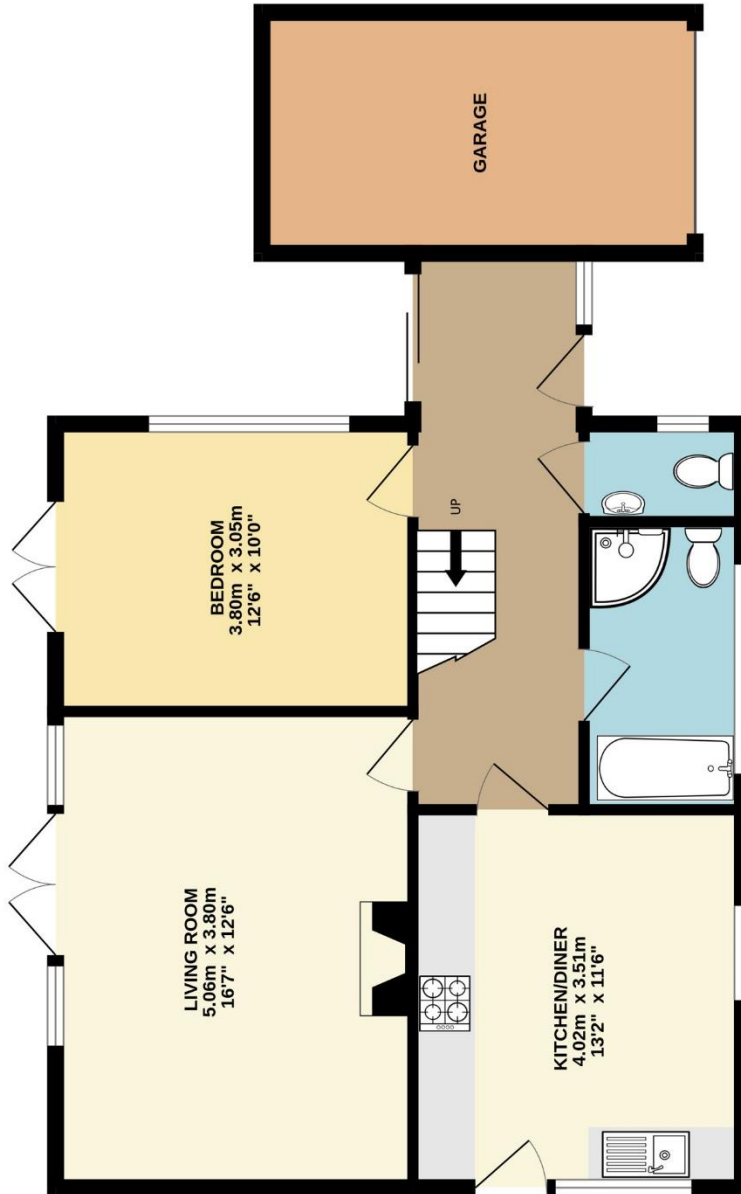
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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

1ST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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