

42 SCARLETTS WELL PARK



4



2



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Bodmin PL31 2RF

Guide Price: £425,000



£425,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Nestled in the sought-after Scarletts Well Park area of Bodmin, this delightful Four-bedroom detached house offers both comfort and practicality. With a stylish brick-paved driveway providing ample off-road parking, and an integral single garage, this property is designed to suit modern family living.

Upon entering the home, you are welcomed into a spacious entrance hall that leads to bedrooms three and four. These versatile rooms are ideal for use as guest rooms, home offices, or children's bedrooms, and are complemented by a convenient shower room. A further door from the entrance hall leads into the integral garage, providing excellent storage or potential for further development. Stairs from the hall lead up to the first floor.

On the first floor, you'll find a generously sized living room with large windows offering delightful views over the town. The spacious kitchen/dining room provides the perfect setting for family meals and entertaining, featuring a well-equipped range of panel-fronted floor and wall cabinets, complemented by roll-edge worktops and a one-and-a-half bowl sink unit. There is ample plumbing and space for a washing machine, dishwasher, and fridge freezer, ensuring a practical and functional kitchen space. French doors from the kitchen open to the beautifully landscaped rear garden, allowing for easy access and indoor-outdoor living.

Also on this level, bedrooms one and two are both well-proportioned, with bedroom one benefiting from its own en suite shower room. Bedroom two is currently utilized as an additional reception room, offering flexibility to suit your lifestyle needs. The family bathroom, complete with a white suite and part-tiled walls, completes this floor.

The rear garden has been thoughtfully landscaped, creating an inviting outdoor sanctuary. With direct access from the kitchen via the French doors, it's perfect for outdoor dining or relaxing. The garden backs onto open fields, providing a peaceful and private setting. A raised area with a charming timber summer house offers serene views over the garden, making it an ideal spot for unwinding in the tranquil surroundings.

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THE PROPERTY SHOP

GROUND FLOOR



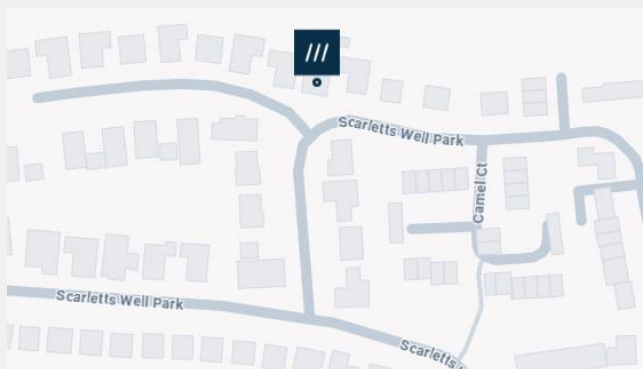
FIRST FLOOR



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what3words////////surely.vibes.scout



SERVICES

HEATING – MAINS GAS

WATER – MAINS

SEWERAGE - MAINS

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SCHOOLS

Berrycoombe Primary School

St Petrocs Primary School

St Marys Primary School

Bodmin College

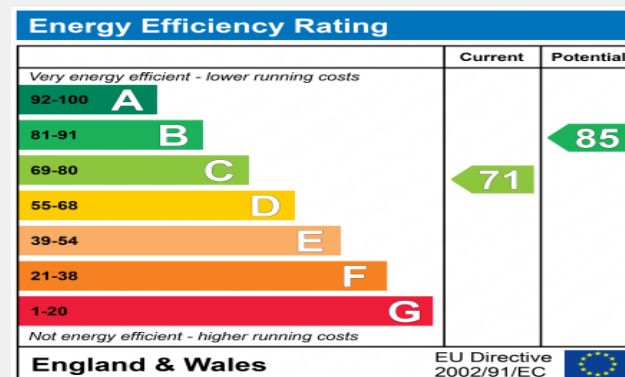
Callywith College

TRANSPORT LINKS

A short drive to join the A30.

Nearby Bus Stops for ease.

Bodmin Parkway Train Station is Nearby



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