

4 MAPLE CLOSE



3



2



2

Bodmin, PL31 1QY

£450,000



£450,000



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


THE PROPERTY SHOP

9 Fore Street, Lostwithiel,
PL22 0BE
01208 872728

4 MAPLE CLOSE



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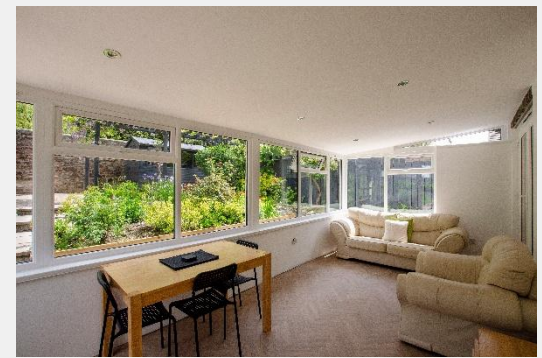
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Tucked away in a quiet, highly sought-after area of Bodmin, 4 Maple Close is a beautifully presented three-bedroom residence offering modern comfort, generous proportions, and exceptional indoor-outdoor living with the added benefit of driveway parking for three vehicles. This thoughtfully designed home is perfect for families, couples, or anyone seeking a peaceful yet well-connected location.

Step inside through a welcoming porch into a bright and airy hallway that sets the tone for the rest of the property. The home boasts three well-proportioned bedrooms, all with fitted wardrobes, including a stylish master bedroom complete with a sleek, contemporary ensuite bathroom. A well-appointed family bathroom serves the remaining two bedrooms, all of which offer ample space and natural light.

At the heart of the home is a modern, fully equipped kitchen ideal for both everyday cooking and entertaining. The kitchen flows seamlessly into a spacious and inviting living room, creating a warm and sociable atmosphere for family life. From here, step into a light-filled dining/sunroom, a stunning space with garden views, perfect for hosting guests or enjoying a morning coffee in the sunshine.

The landscaped rear garden is a standout feature, offering a private and tranquil outdoor haven. With a generous patio, well-maintained borders, and mature planting, it's perfect for summer gatherings or simply unwinding in nature. A charming additional sunroom at the rear provides endless possibilities, ideal as a home office, creative studio, gym, or a peaceful retreat away from the main property.

Further benefits include a garage, and immaculate presentation throughout, reflecting the care and attention the current owners have given to every detail.

Located in a welcoming residential area with a strong sense of community, 4 Maple Close is within easy reach of local schools, amenities, and transport links, offering the perfect blend of convenience and tranquillity for families and downsizers alike.



THE PROPERTY SHOP

Floorplan



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KEY FEATURES

Three-bedroom Detached Bungalow

Kitchen

Living Room

Dining/ Sun Room

Porch

Family Bathroom

Ensuite

Large Rear Garden

Garden Room

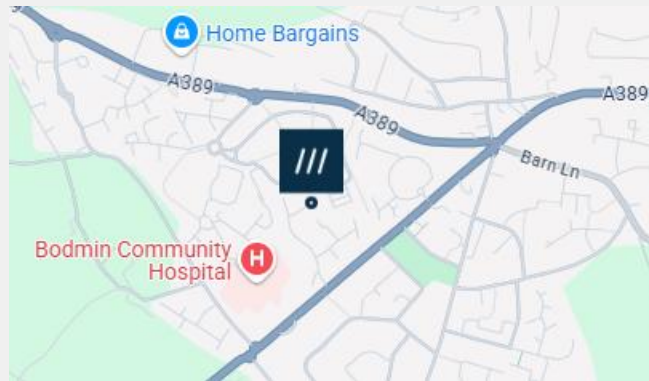
Garage

Driveway Parking

Local Authority: Cornwall Council

Council Band: D

Tenure: Freehold



what3words:///cases.star.ships



Services

Heating – Gas Central Heating

Water – Mains

Sewerage – Mains

Schools

- St Petrocs Primary School
- St Mary's Primary School
- Berrycoombe Primary School
- Bodmin College

Transport links

- A short drive to the A30
- A bus stop, just a short walk away
- A short drive or walk to the town centre, where you can find all of your amenities

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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