

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



3



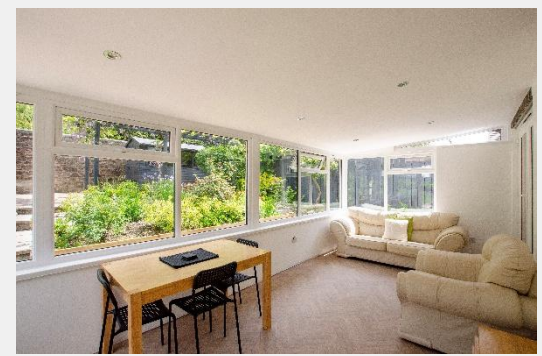
2



2

Bodmin, PL31 1QY

£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



Bodmin, PL31 1QY

£450,000



Tucked away in a quiet, highly sought after cul-de-sac, 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



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

THE PROPERTY SHOP

9 Fore Street, Lostwithiel,
PL22 0BE
01208 872728

4 MAPLE CLOSE



Bodmin, PL31 1QY

£450,000



KEY FEATURES

Three-bedroom Detached Bungalow

Kitchen

Living Room

Dining/ Sun Room

Porch

Family Bathroom

Ensuite

Large Rear Garden

Garden Room

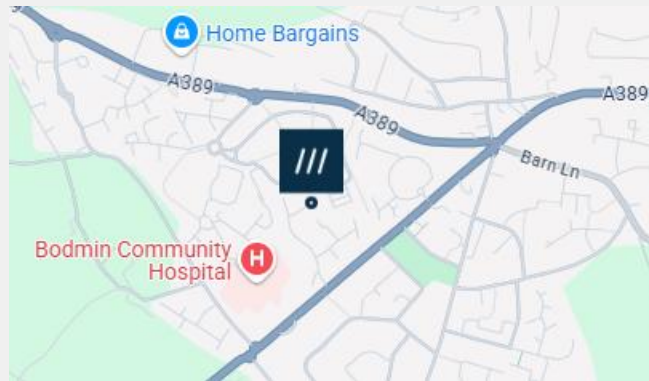
Garage

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		

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

 THE PROPERTY SHOP

9 Fore Street, Lostwithiel,
PL22 0BE
01208 872728

4 MAPLE CLOSE



3



2



2

Bodmin, PL31 1QY

£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



3



2



2

Bodmin, PL31 1QY

£450,000



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


THE PROPERTY SHOP

9 Fore Street, Lostwithiel,
PL22 0BE
01208 872728