

2 MAYFIELD CLOSE



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Bodmin, PL31 2HD

Guide Price: £400,000



£400,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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This beautifully presented five-bedroom detached home offers generous space inside and out, perfect for modern family living and entertaining. Located in a sought-after area, the property boasts three spacious reception rooms, providing versatile options for a home office, playroom, or formal lounge.

At the heart of the home is a spacious kitchen and dining area, ideal for family gatherings and dinner parties. The kitchen is fully equipped and flows seamlessly into the dining space, making it a true social hub. Following through to a practical utility room with a downstairs W/C.

Upstairs, you will find four well-proportioned bedrooms, including a master bedroom with its own en-suite bathroom. A second family bathroom serves the remaining bedrooms, offering both functionality and style.

Outside, the property continues to impress. A large private garden features a luxurious hot tub, outdoor kitchen, and plenty of space for relaxation or entertaining. To the front, there is a driveway providing off-road parking for two vehicles, along with a secure garage.

This home is a rare find, combining indoor comfort with exceptional outdoor living, ideal for families and those who love to entertain.



THE PROPERTY SHOP

GROUND FLOOR



FIRST FLOOR



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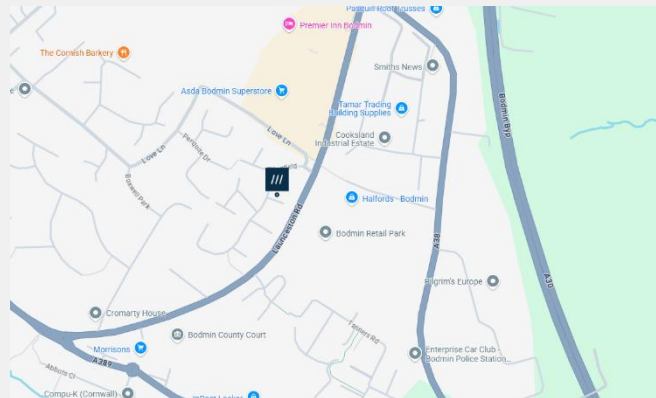
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KEY FEATURES

- Five Bedrooms
- Modern Open Dining and Kitchen
- Living Room
- Utility Room
- Family Bathroom
- En-suite
- Low Maintenance Garden
- Driveway Parking
- Garage
- Hot Tub
- Outdoor Kitchen Area

Local Authority: Cornwall Council
Council Band: C
Tenure: Freehold



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Services

- Heating – Gas Central Heating
- Water – Mains
- Sewerage – Mains

Schools

- Berrycoombe primary school
- Beacon ACE primary academy
- St Mary's catholic primary school
- Bodmin Academy secondary school

Transport links

- A short drive to the A30
- Bodmin parkway station (5km)
- Local Bus Stops

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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