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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

8 BIRCH GARDENS (PLOT 22) HIGHFIELD PARK, BODMIN, PL31 2WT

£335,000





READY NOW FOR IMMEDIATE OCCUPATION - A fabulous new home with excellent eco credentials and generous corner plot garden by a local developer renowned for delivering first class homes in enviable settings. About 1028 sq ft, 14' Sitting Room, 20' Kitchen/Dining Room, Cloaks/WC, 3 Bedrooms (1 Ensuite), Family Bathroom, Level Driveway Parking, Garage, Solar PV, Triple Glazing and Underfloor Heating (Ground Floor).

TOWN CENTRE 1.25 MILES, RAILWAY STATION 3 MILES, WADEBRIDGE 8 MILES, POLZEATH BEACH 14 MILES, TRURO 28 MILES

LOCATION

The property is conveniently positioned within walking distance (just over 1 mile) of the town centre amenities. The historic town of Bodmin has wide range of educational, recreational and shopping facilities including various supermarkets, the excellent Callywith College and the popular Lanhydrock Golf Club. The A30 provides straightforward commute for Truro and Exeter or beyond and there is a mainline railway station at Bodmin Parkway (London Paddington 4 hours).

The famed Camel Trail which runs traffic free from Bodmin, past Wadebridge and onto Padstow for just over 18 miles and providing a fabulous recreational amenity for cyclists, pedestrians and nature lovers.

Wadebridge is a bustling town which straddles the tidal River Camel and offers a wide range of shopping, educational and recreational amenities including independent shops and boutiques



The beautiful harbourside town of Padstow lies just over 16 miles distant, the beaches and coastline of North Cornwall at Polzeath, Harlyn and Constantine are all also within an easy drive with opportunities for surfing, bathing in sheltered bays and walking on the South West Coast Path. In addition there many opportunities for fine dining, visiting historic country houses and places of interest including ancient monuments and rural/coastal villages all within straightforward car journeys.

DESCRIPTION

8 Birch Gardens comprises a detached new home which is available now for immediate occupation and benefits from a full NHBC 10 year warranty.

The development by Pearce Fine Homes has a thoughtfully laid out mix of houses and bungalows with generous plots creating a wonderful living environment.

In addition the property has excellent energy saving features including Triple Glazing, Mains Gas Boiler serving Underfloor Heating (ground floor) and Solar PV with a Predicted Energy Assessment rating of B.

The accommodation extends to about 1028 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch - Reception Hall - Cloakroom/WC - 20' Kitchen/Dining Room with wide folding doors to garden - FIRST FLOOR - 12' Principal Bedroom with Ensuite Shower/WC - 2 Further Bedrooms - Family Bathroom.

OUTSIDE

A level brick paved driveway provides ample parking and leads to the garage with rear courtesy door.

Generous corner plot with gardens front and rear. The rear garden has paved patio space and a sunny west aspect.

PEA RATING - B, COUNCIL TAX BAND - TBC

DIRECTIONS

Using Sat Nav - Postcode PL31 2WT

NOTE

Whilst more or less complete the house is not furnished some of the images have been digitally dressed to provide context.





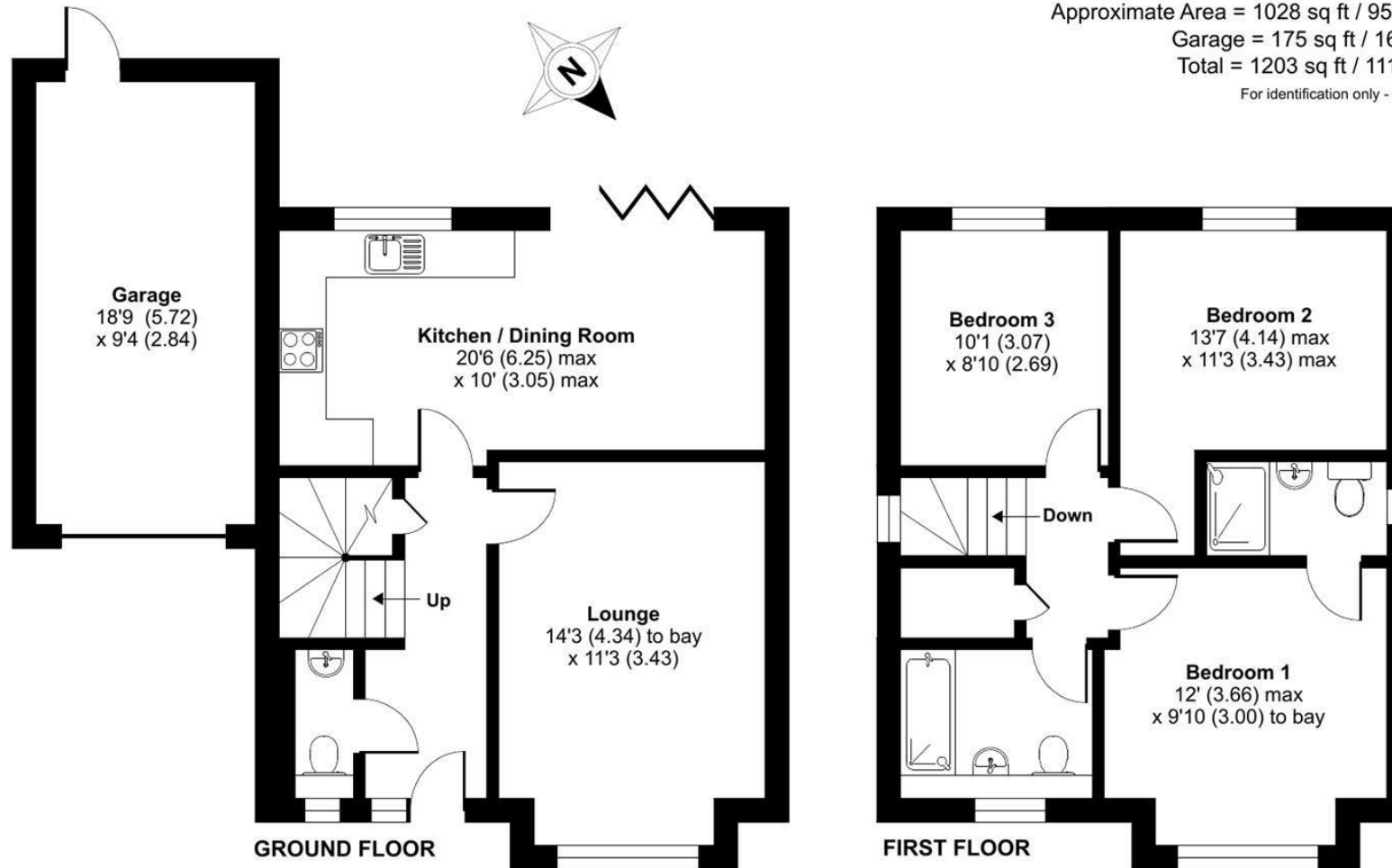
Birch Gardens, Bodmin, PL31

Approximate Area = 1028 sq ft / 95.5 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1203 sq ft / 111.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1370818

These particulars should not be relied upon.