



Bosorne Close, St Just TR19

£350,000



ANDREW
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Bosorne Close, St Just TR19

On the best size plot and in a fabulous position in the sought after location of Bosorne Close, on the way down to Cot Valley, is this three/four bedroom home with parking, gardens and a garage - not to mention sea views!





DESCRIPTION

On the largest plot for the close, is this very flexible home with an extended ground floor that offers either a fourth bedroom or a good size studio/office or reception room with a downstairs WC. Approached across a long stretch of lawn with a parking area at the end, this property is nicely tucked back and enjoys a high degree of privacy.

The ground floor comprises a large kitchen/diner with modern units and glazing that leads through to a bright and spacious sitting room at the front - the bay window extends the space and offers pleasant views over the front garden. Also downstairs here, is a very handy cloakroom/WC and a second reception room/home office or potentially a fourth bedroom that is dual aspect and has sea views.



To the first floor are two good size double bedrooms and a third smaller double bedroom with both front bedrooms having elevated and uninterrupted sea views. The family bathroom, also on the first floor, is perfectly proportioned with a bath (shower over), wash basin and WC.

To the front of the property is a stretch of pretty lawned garden bordered by hedges and shrubs with a patio area nearest the house and a side garden area that offers complete privacy. The side area leads to the workshop/shed and further around to the rear garden which again has patio nearest the house, with

LIVING ROOM

5.31m x 4.65m (17'5" x 15'3") - max

Dual aspect sitting room with large uPVC double glazed bay window with sea view and uPVC double glazed window to side. Multifuel stove inset with slate hearth. Understairs storage cupboard. Carpet. Radiator.

KITCHEN/DINING ROOM

5.31m x 3.22m (17'5" x 10'6")

Range of base and wall units with laminate worktops and tiled splashbacks. Built-in oven and hob with extractor over. Large, ceramic sink. Integrated fridge, freezer and washing machine. Two uPVC double glazed windows. Tiled floor. Radiator.

REAR HALL

Tiled floor. Radiator.



Bosorne Close, St. Just, Penzance, TR19

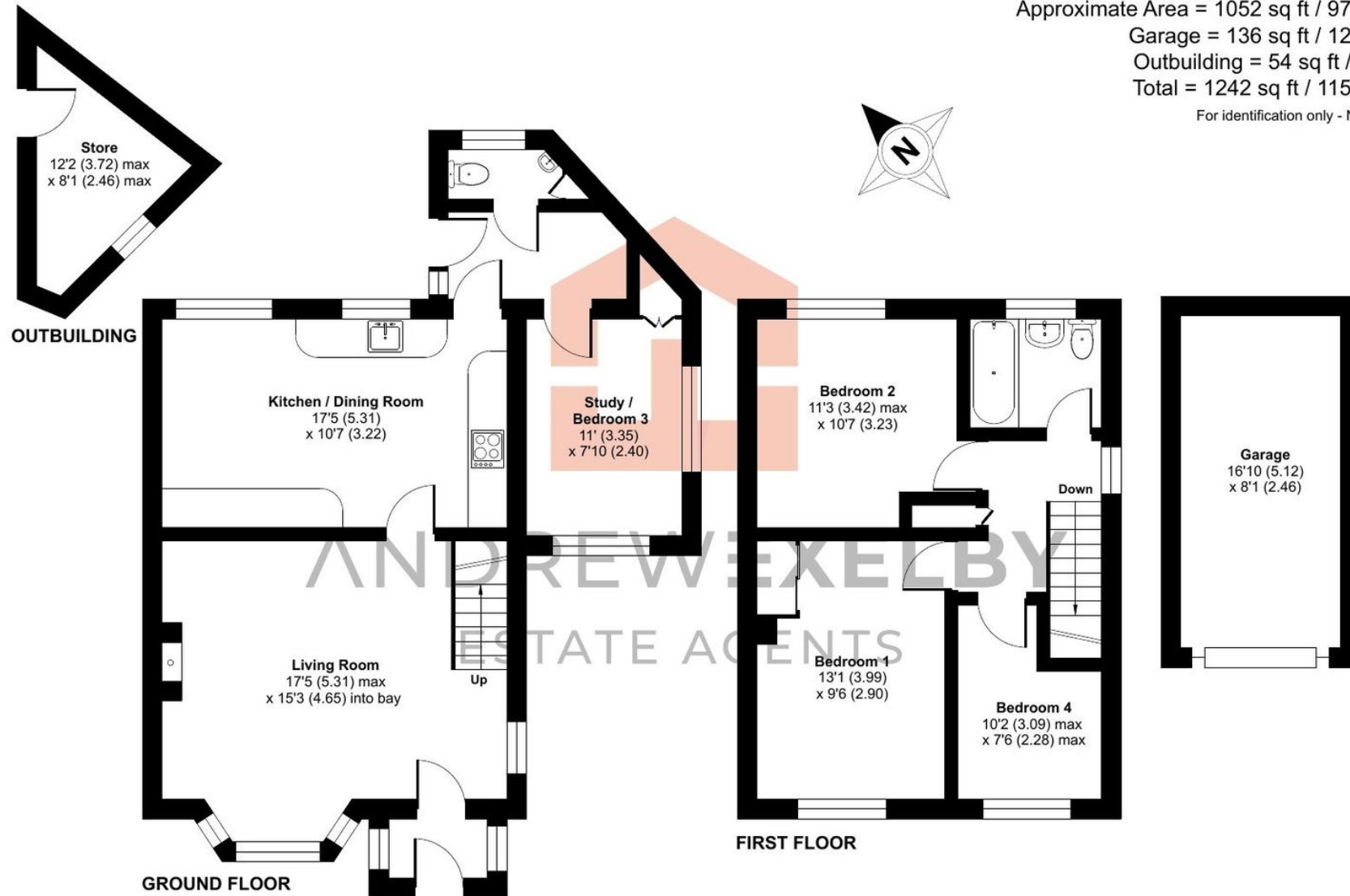
Approximate Area = 1052 sq ft / 97.7 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1242 sq ft / 115.4 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). © n1cheom 2025. Produced for Andrew Exelby Estate Agents. REF: 1307125