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Homefield Park | Bodmin

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Asking Price £365,000

Well presented 3 bedroom, 2 bathroom detached bungalow tucked away within a highly sought after cul de sac. Outside is a sizeable level plot with a private driveway and single garage.

You enter into a generous 'L' shaped hallway with built in storage cupboards. The large sitting room is side aspect with a large picture window and multifuel wood burner housed in a fireplace. Leading off the sitting room is a separate double glazed conservatory enjoying a view over the garden. The kitchen/dining room is open plan to the sitting area and is a generous dual aspect room. The kitchen has a range of modern eye and base level units under quartz worktops plus an integrated dishwasher. The dining area sits in front of a large window, offering a pleasant outlook over the garden. To the far end of the kitchen is a utility space and door to the garden.

There are 3 double bedrooms in total plus a bathroom and separate shower room. The master bedroom is a great size offering plenty of room for bedroom furniture. The shower room has been recently refitted with a good size double shower enclosure and matching suite. The bathroom has a full-size bath again with a matching white suite.

In front of the property is a brick paved driveway leading to a single garage. Beyond the driveway is a large area of lawn with a range of mature trees and shrubs. To the far side of the property is an further enclosed garden with a large paved area, level lawn and flower borders.

- Well presented detached bungalow
- 3 bedroom and 2 bathrooms
- Generous sitting room with an openfire.
- Double glazed conservatory overlooking the garden
- Modern and contemporary kitchen/dining room
- Large level plot with lawn and patio
- Off road parking

Situation

Bodmin has all the traditional elements of a Cornish market town and caters well for daily needs, together with several supermarkets, an independent Cinema, leisure centre, several Junior schools, a Secondary/6th Form School and a highly sought after College. The town is well placed for transport links to the Cornwall Coast with easy access to the A30. The Camel Trail provides a walking and cycling route through to Wadebridge and Padstow.

Entrance Hallway

Living Room
20'2" x 13'2" (6.16m x 4.02m)

Kitchen/Dining Room
20'2" x 10'1" (6.16m x 3.09m)

Shower Room
7'0" x 5'11" (2.15m x 1.82m)

Bathroom
7'3" x 6'11" (2.23m x 2.12m)

Bedroom 1
13'5" x 11'0" (4.09m x 3.37m)

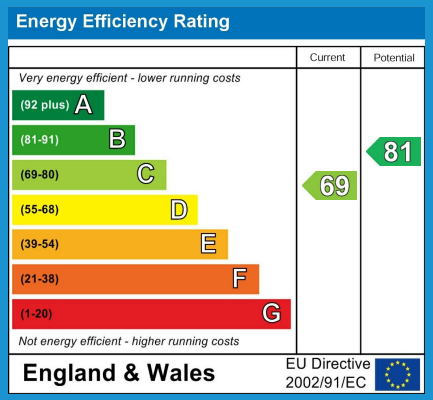
Bedroom 2
12'3" x 8'11" (3.74m x 2.72m)

Bedroom 3
11'0" x 9'4" (3.37m x 2.86m)

Conservatory
15'11" x 8'8" (4.87m x 2.66m)

Garage
18'5" x 8'8" (5.63m x 2.65m)

Services
Mains Electricity, Gas, Water & Drainage.
Mains Gas Central Heating.
Council Tax Band D.



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The Property Ombudsman

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