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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)

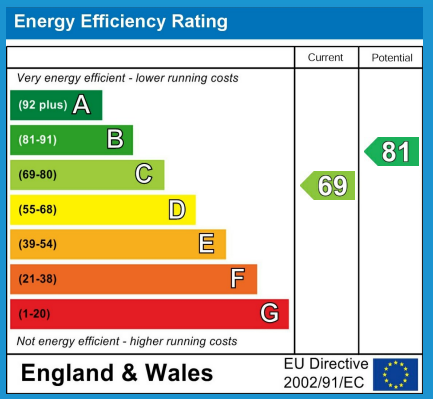
Bedroom 3
11'0" x 9'4" (3.37m x 2.86m)

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.