

6 NORTHHEY ROAD

BODMIN



THE PROPERTY SHOP




Bodmin  
£220,000  
GUIDE PRICE

Northey Road, Bodmin, PL31 1JE



# FOR SALE

PROPERTY TYPE

 Semi-Detached


BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 D

- THREE BEDROOMS
- KITCHEN/DINING ROOM
- LIVING ROOM
- FANTASTIC OPPORTUNITY TO EXTEND
- FAMILY BATHROOM

- GARAGE
- LARGE ENCLOSED REAR GARDEN
- FISHPOND
- DRIVEWAY PARKING





## 6 Northey Road

Welcome to this cherished family home on Northey Road, Bodmin, lovingly occupied for the past 57 years. This inviting property offers three bedrooms, including two doubles, and a bright, open living area ideal for family gatherings.

Entering through the front porch, you are welcomed into a spacious living room with a staircase to the right, leading seamlessly into the dining area and kitchen. Perfect for both entertaining and everyday family life, the dining space could easily double as a secondary lounge. Large patio doors fill the room with natural light and open onto a lovely patio.

The kitchen complements the home's open feel and conveniently leads into a large garage. This bonus space provides ample room for storage, making it easy to keep the kitchen organised by housing larger appliances, like a fridge, freezer, and washing machine. The garage also holds a modern combi boiler, powering efficient central heating and hot water throughout the home. Upstairs, you'll find three comfortable bedrooms and a recently updated bathroom with a walk-in shower. Ample storage solutions are thoughtfully integrated throughout, ensuring a functional and well organised space for a busy family.

Outside, the expansive, fully enclosed garden offers both privacy and safety, with ample room for children to play and pets to roam freely. A raised fishpond surrounded by vibrant plants adds charm and colour to the landscape, while the property's separate garage and spacious driveway provide convenient parking. With easy access to local amenities and transport, this Northey Road home is an exceptional opportunity for those seeking a three-bedroom Bodmin home.



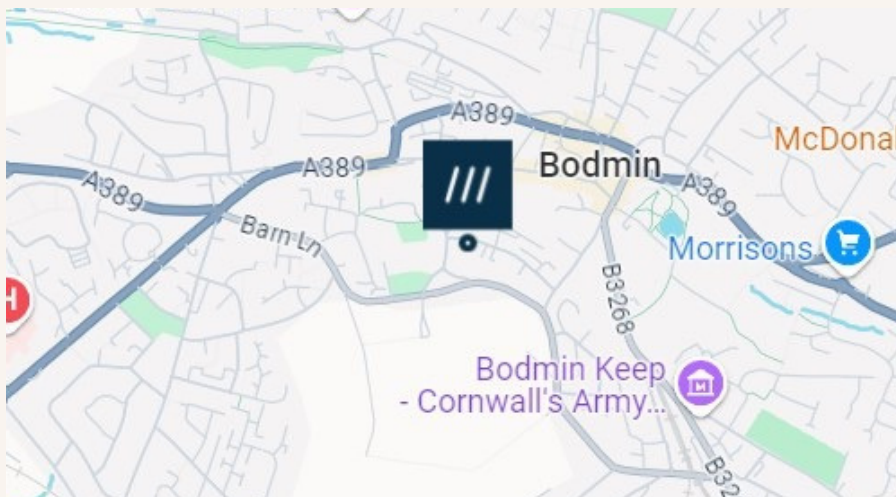






## A FANTASTIC OPPORTUNITY

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**Viewing: Strictly by appointment.**

**Directions: Sat Nav: PL31 2FP**

**Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.**

**Transport Links: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby**

**What3Words: ///bets.frost.album**

**Council Tax Band: A**

**Services:**

**Heating – Gas Central Heating**

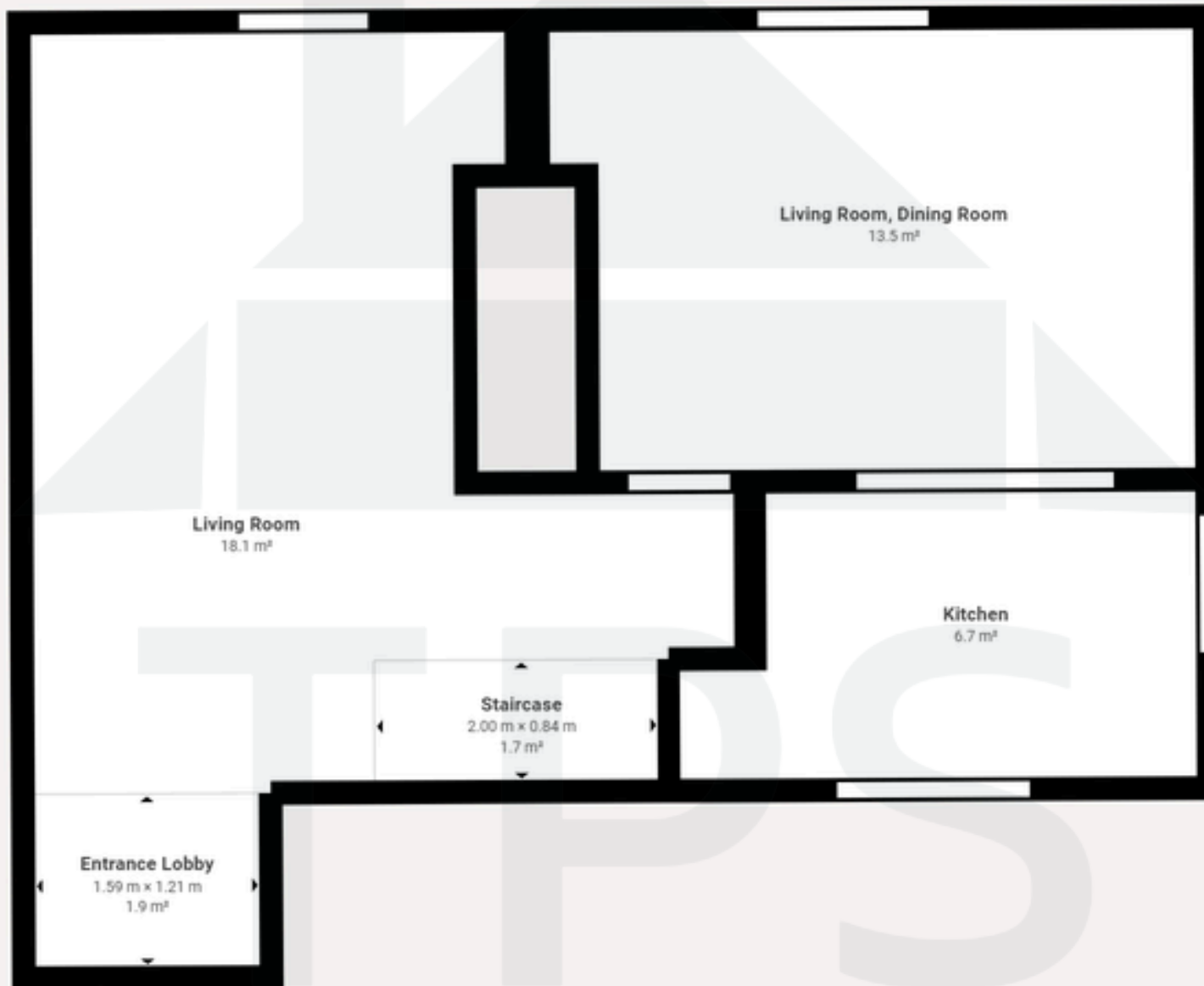
**Electric – Mains**

**Water - Mains**

**Drainage – Mains**

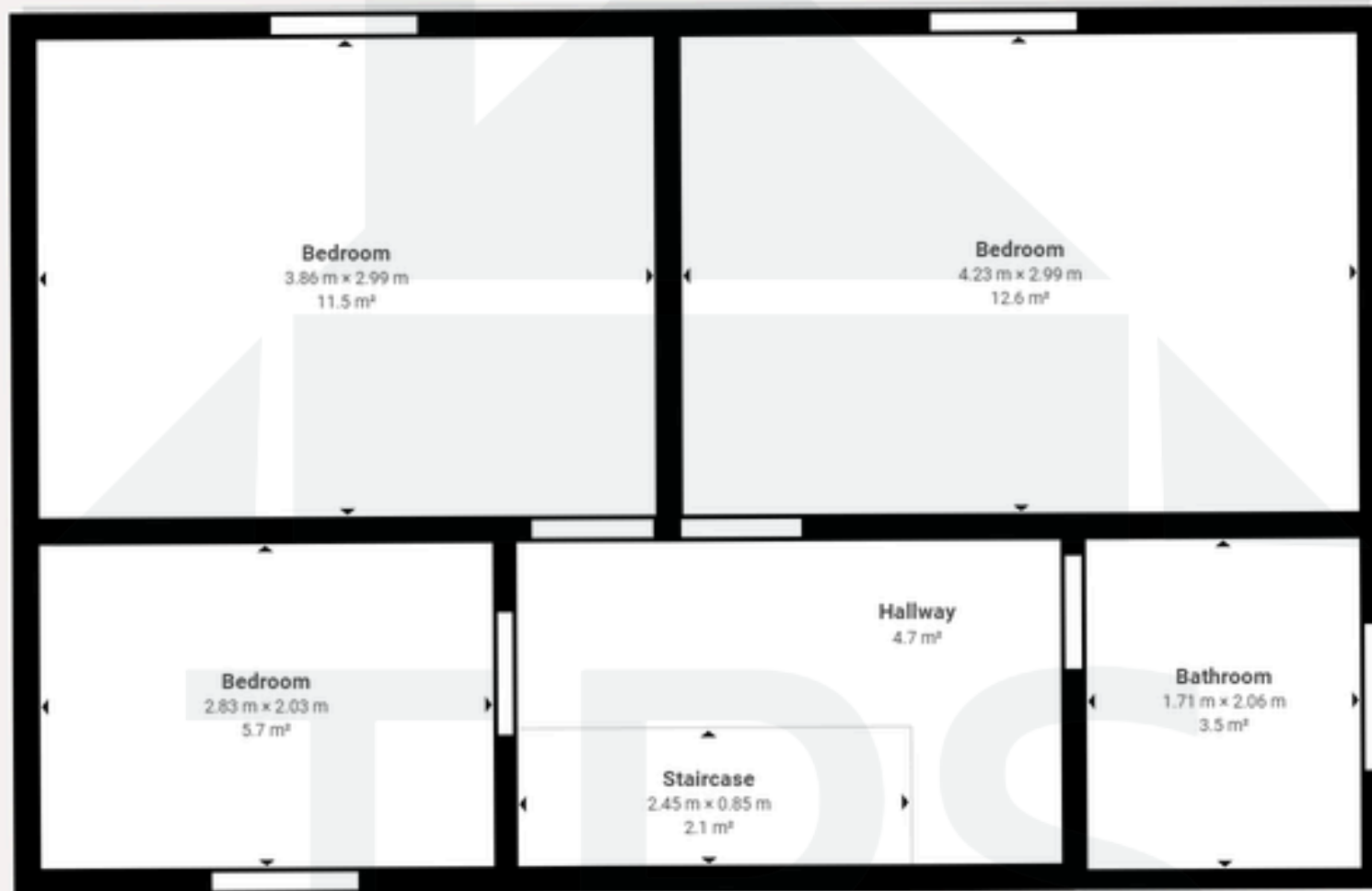
VIEW PROPERTY ONLINE

# GROUND FLOOR



are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# FIRST FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## TO FIND OUT MORE

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