

9 Nanterrow Drive

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, Bodmin, PL31 2TQ

Bodmin Town Centre 1.5 Miles - Wadebridge 6 Miles - Camel Trail 0.5 Miles

A beautifully presented four/five bedroom detached house with an enclosed rear garden, private parking and a garage.

- Detached House
- Countryside Views
- Open Plan Kitchen/Diner
- Garage
- Freehold
- Four/Five Bedrooms
- En-Suite Shower Room
- Private Driveway Parking
- South West Facing Rear Garden
- Council Tax Band: D

Offers In Excess Of £300,000

Built in 2019 and set over three storeys, this modern and beautifully presented detached home offers spacious and versatile accommodation, ideally suited to family living. The ground floor comprises a cloakroom/WC, internal access to the garage, a study/bedroom five, and a superb open-plan kitchen/dining room. The kitchen/dining space enjoys a dual aspect, with French doors and a Juliet balcony to the rear, affording delightful views over the garden and distant countryside. The kitchen is comprehensively fitted with a range of wall and base units and integrated appliances, including a dishwasher, washer/dryer, fridge/freezer, electric double oven and a five-ring gas hob with extractor over.

The lower ground floor opens into a generous sitting room, benefiting from a dual aspect and French doors leading directly onto the rear garden, creating an excellent space for both relaxation and entertaining. To the first floor, the landing provides access to four bedrooms, three of which are comfortable doubles, along with a well-appointed family bathroom. Bedrooms two and four are positioned to the front of the property overlooking the green, while bedrooms one and three enjoy attractive rear-facing views across the nearby countryside. The principal bedroom further benefits from an en-suite shower room.

Outside: The property is positioned at the end of a cul-de-sac and is approached via a private driveway providing parking for up to four vehicles, along with access to the garage which is equipped with light, power and an up-and-over door. Side access leads to the enclosed rear garden, which is predominantly laid to lawn with a flower bed border and a patio area, ideal for outdoor dining and entertaining.

Services: Mains water, drainage and electricity. Mains gas central heating. Broadband availability: Ultrafast. Mobile phone coverage: Voice and Data - Ofcom
There is a maintenance charge of approximately £15 per calendar month for upkeep of the communal areas.















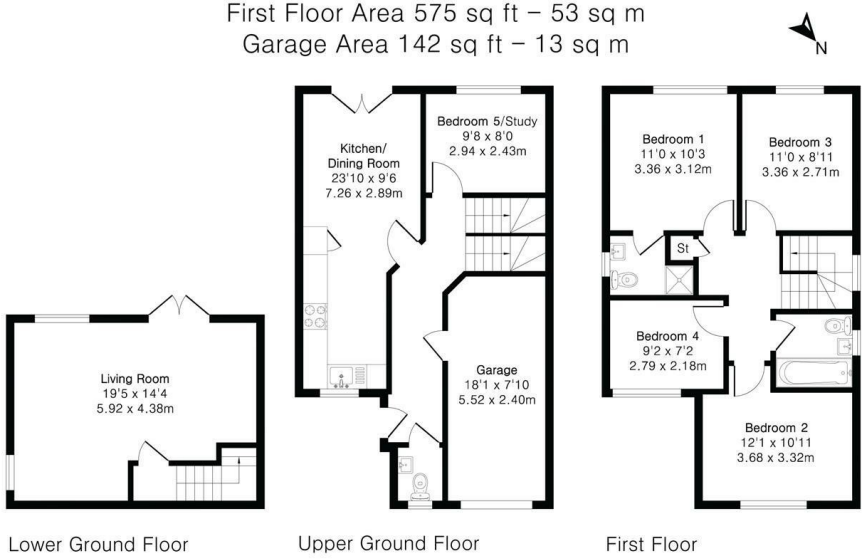




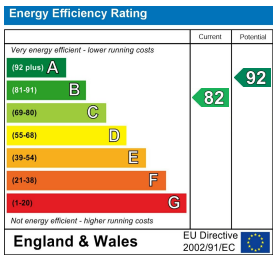
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 1280 sq ft - 118 sq m
(Excluding Garage)
Lower Ground Floor Area 281 sq ft – 26 sq m
Upper Ground Floor Area 424 sq ft – 39 sq m
First Floor Area 575 sq ft – 53 sq m
Garage Area 142 sq ft – 13 sq m



STAGS



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