

4 2 G I L B E R T R O A D

B O D M I N



THE PROPERTY SHOP





Bodmin

£374,950

GUIDE PRICE

42 Gilbert Road, Bodmin, PL31 2BY



FOR SALE

PROPERTY TYPE

 Detached


BEDROOMS

 4

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

 C

- FOUR DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- LIVING ROOM
- DINING ROOM
- DOWNSTAIRS W/C

- UTILITY ROOM
- STORAGE CUPBOARD
- EN-SUITE SHOWER ROOM
- LOW MAINTENACE REAR GARDEN
- GARAGE AND PARKING FOR ONE CAR







42 Gilbert Road

This immaculately presented four-bedroom detached residence offers generous living space, modern convenience, and a layout perfectly suited to contemporary family living. Ready to move into, the property has been well maintained throughout and provides both comfort and practicality.

Upon entering, you are welcomed by a spacious entrance hallway, creating an immediate sense of space and providing access to the main living space on the ground floor.

The living room is a standout feature of the home—well-proportioned, bright, and inviting. Natural light floods the space, while French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living—ideal for both relaxing and entertaining.

In addition, there is a separate dining room, offering a dedicated space for family meals or hosting guests. This room is versatile and could also be used as a home office or playroom if required.

The kitchen is spacious and functional, with ample worktop and storage space, as well as room for a breakfast bar or informal dining. A separate utility room adds further convenience, providing additional storage and laundry space, along with access to the rear garden.

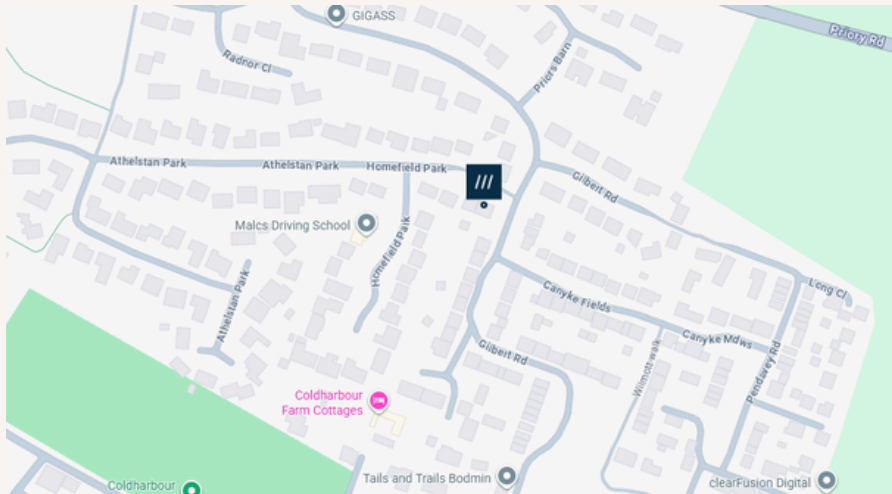
The ground floor also benefits from a downstairs WC and a useful storage cupboard.

Upstairs, the property comprises four well-sized double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining three bedrooms are served by a family bathroom, making the home ideal for families or those needing extra space.



SILCE OF CORNWALL

Externally, the property benefits from a low-maintenance rear garden, predominantly laid to patio, creating an ideal space for outdoor dining and entertaining with minimal upkeep required. The garden offers a private and practical outdoor setting, perfect for those seeking an easy-to-manage space that can be enjoyed throughout the year.



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

Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

Services:

Electric – Mains

Water - Mains

Drainage – Mains

Council Tax - D

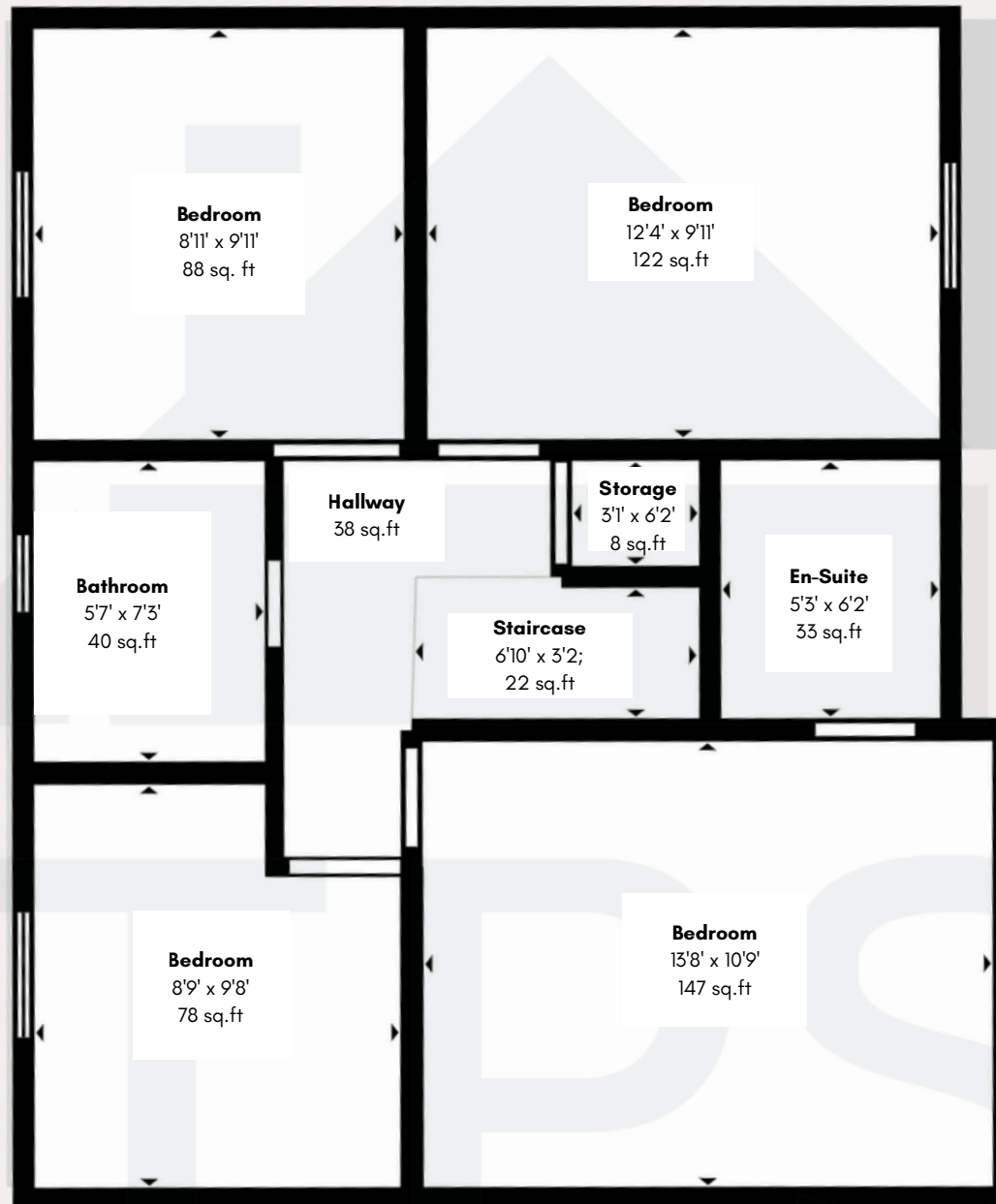
Directions: Sat Nav: PL31 2BY

What3Words: //////////////daily.recap.condense

VIEW PROPERTY ONLINE



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.



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