

9 MARKS DRIVE

BODMIN



THE PROPERTY SHOP



Bodmin
£325,000
GUIDE PRICE

Marks Drive Bodmin, PL31 1BD



FOR SALE

PROPERTY TYPE

 Detached


BEDROOMS

 3

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

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- THREE BEDROOMS
- OPEN PLAN LIVING ROOM/DINING ROOM
- SPACIOUS KITCHEN
- MASTER BEDROOM BENEFITS FROM AN EN-SUITE
- FAMILY BATHROOM
- CONSERVATORY
- GARAGE
- DRIVEWAY PARKING
- ENCLOSED FRONT LOW MAINTENANCE AND REAR LAWNED GARDENS







9 Marks Drive

9 Marks Drive offers a fantastic opportunity to acquire this beautifully presented three-bedroom detached family home, ideally situated within a popular and well-established residential location. Offering spacious and versatile accommodation throughout, this property is perfectly suited to modern family living.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, setting the tone for the well-proportioned accommodation on offer. To the heart of the home is the spacious fitted kitchen, providing ample worktop and storage space, making it ideal for both everyday family use and entertaining.

The generous open-plan living and dining room is a superb family space, featuring a charming gas fire that creates a warm and cosy focal point. This room offers plenty of space for both relaxation and dining and benefits from direct access to the conservatory, which provides an abundance of natural light and an excellent additional reception area overlooking the rear garden.

A further versatile reception room offers the perfect space for a second sitting room, snug, playroom, or home office, ideal for those working from home. This room also enjoys access to both the front and rear gardens, adding to the flexibility of the living space. The ground floor is further complemented by a conveniently located WC.

To the first floor, the property boasts three well-proportioned bedrooms, all offering comfortable accommodation. The spacious principal bedroom benefits from its own en-suite shower room, providing added privacy and convenience. The remaining bedrooms are served by a well-appointed and spacious family bathroom.

This excellent detached home combines space, practicality, and versatility, making it an ideal purchase for families, professionals, or those seeking a well-located home with generous living accommodation.





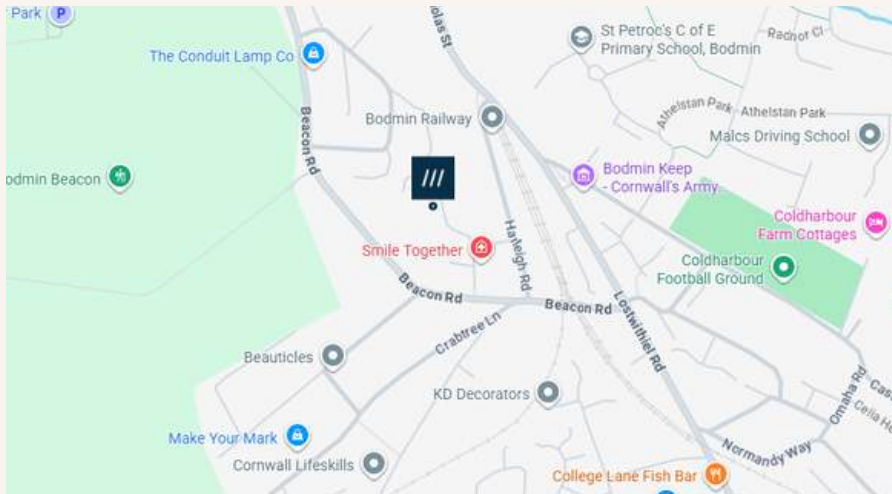






A FANTASTIC OPPORTUNITY

Externally, the property continues to impress with a low-maintenance patio garden to the front and a well-maintained lawned garden to the rear, ideal for outdoor dining, entertaining, or family enjoyment. Further benefits include a garage and driveway parking.



Viewing: Strictly by appointment.

Directions: Sat Nav: PL31 1BD

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: //////////////stored.humans.loss

Council Tax Band: D

Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains

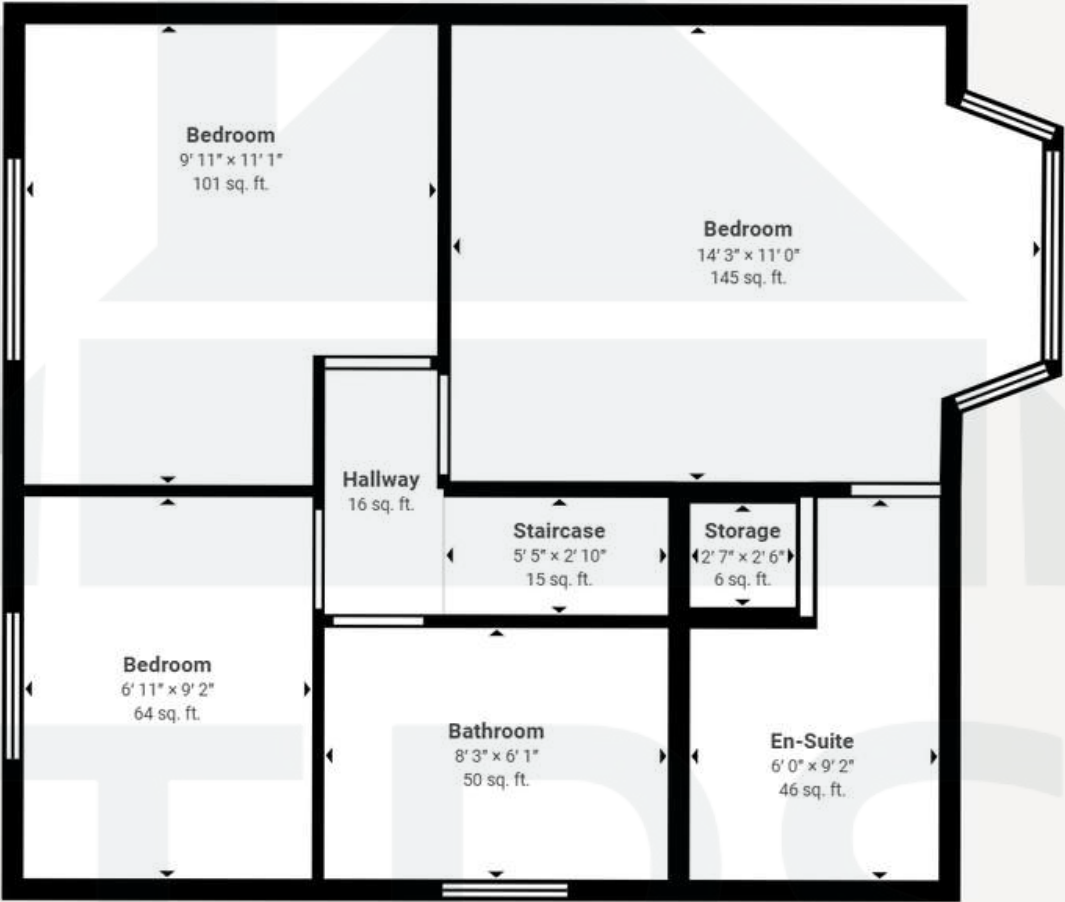
VIEW PROPERTY ONLINE

GROUND 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.

FIRST FLOOR



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GARAGE



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TO FIND OUT MORE

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