



# 5 Bokenna Close

Dobwalls, Liskeard, Cornwall, PL14 4FL



## *5 Bokenna Close*

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Guide Price £375,000-£400,000

Four bedroom detached house in popular village location

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Spacious living accommodation throughout

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Double garage and off road parking

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Low maintenance enclosed garden

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## Description

Situated in the popular village of Dobwalls, this well-presented four-bedroom detached family home offers generous and versatile living accommodation, ideal for modern family life.

The property benefits from a spacious layout throughout, with a welcoming entrance hall leading to a bright and comfortable living room, perfect for relaxing or entertaining. A well-appointed kitchen/dining area provides ample space for family meals and social gatherings, complemented by practical storage and workspace.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with an en-suite, alongside a modern family bathroom serving the remaining rooms.

Externally, the home enjoys a low-maintenance, enclosed rear garden, ideal for those seeking outdoor space without the upkeep.

To the front, there is off-road parking and access to a double garage, providing additional storage or parking options.

Located within easy reach of local amenities, transport links, and the nearby town of Liskeard, this property combines village living with everyday convenience.



## Accommodation

Entrance via composite door with double glazed panelling leading into:-

### Hallway

Doors off to all ground floor rooms, stairs rising to first floor, radiator.

### Living Room

uPVC double glazed bay window to the front elevation, radiators, television point.

### Cloak Room

Obscure uPVC double glazed window to the front elevation, low-level W.C, radiator, pedestal wash hand basin with mixer tap, tiled floor of ceiling.

### Kitchen/Dining Room

uPVC double glazed window to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, under counter space and plumbing for washing machine, integrated tumble dryer, space for freestanding fridge freezer, built-in double oven with five ring gas hob over an extractor fan over, under stair storage cupboard, radiator, television point, uPVC double glaze double doors leading into:-

### Conservatory

Triple aspect having uPVC double glazed window to the rear and side elevations, uPVC double glazed double doors leading to the patio.

### First Floor

Doors off to all first floor rooms, radiator, access to attic via loft hatch, built in storage cupboard.

### Bedroom

uPVC double glazed window to the front elevation, radiator.

### Bedroom

uPVC double glazed window to the front elevation with far reaching countryside views, radiator, television point, door leading into:-

### Ensuite Shower Room

Obscure uPVC double glazed window to the side elevation, low-level W.C, pedestal wash hand basin with mixer tap over, shower cubicle with mixer shower over and glazed shower screen, chrome heated towel radiator, tiled floor to ceiling.

### Bathroom

Obscure uPVC double glazed window to the side elevation, pedestal wash hand basin with mixer tap over, low-level W.C, chrome heated towel radiator, bath with individual taps and panel surround with electric shower over and glazed shower screen, tiled floor to ceiling.

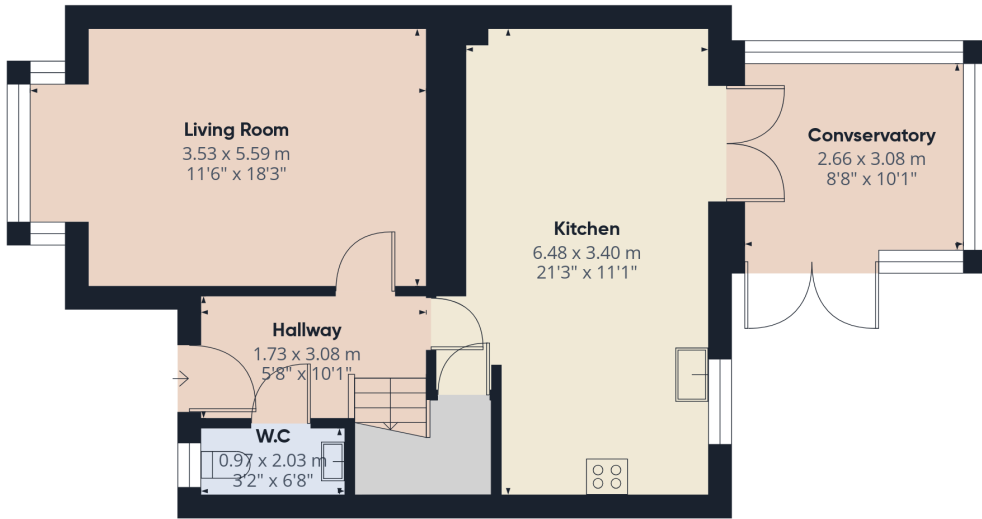
### Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views, radiator.

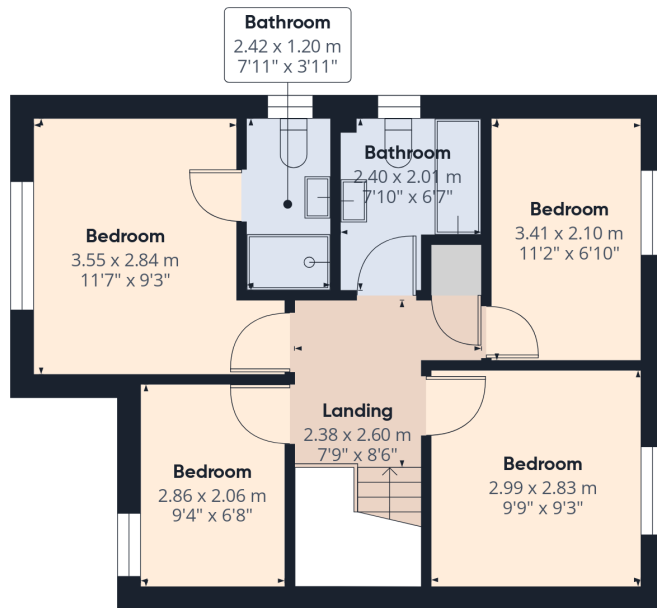
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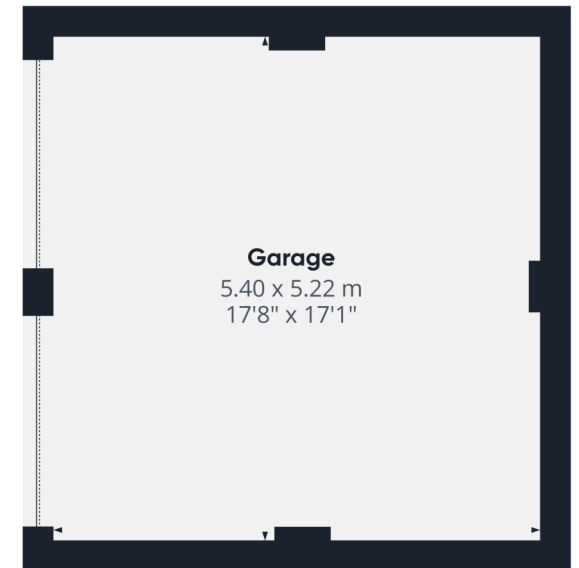
Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
104.2 m<sup>2</sup>  
1120 ft<sup>2</sup>

Floor plan for identification purposes only, not to scale





## Outside

Externally, the property benefits from a double garage along with two additional off-road parking spaces, providing ample parking and storage. To the front elevation, there are established mature bushes which offer a pleasant and well-screened approach.

To the rear, the property enjoys a low-maintenance, enclosed garden designed for ease of upkeep, featuring a patio area ideal for outdoor dining and entertaining. The garden is further enhanced by a variety of mature flowering shrubs and well-established trees set within the borders, creating an attractive and private outdoor space.



### Garage

Double garage with two up and over doors with power and lighting throughout.

## Services

Mains electricity, water, drainage & gas.

## Agents Note

There is an annual service charge of approximately £200 per annum.

 EE Rating - B

 Council Tax Band - D

 Directions

What3Words - voice.bashed.incisions

 Virtual Tour

<https://tour.giraffe360.com/8e981050c07348e68a77ddf882473286>

Scan for Material Information



## Viewings strictly by appointment only

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