

2 BOXWELL PARK

BODMIN



THE PROPERTY SHOP





Bodmin

£479,500

GUIDE PRICE

Boxwell Park, Bodmin, PL31 2BB

FOR SALE

PROPERTY TYPE

 Detached


BEDROOMS

 5

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

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- ****FULLY RENOVATED****
- FIVE BEDROOMS
- MODERN OPEN PLAN LIVING/KITCHEN/DINING ROOM
- MASTER BEDROOM BENEFITS FROM AN EN-SUITE SHOWER ROOM
- SPACIOUS MODERN BATHROOM
- GARAGE
- DRIVEWAY PARKING FOR THREE CARS
- EXTENSIVE REAR GARDEN





2 Boxwell Park

Welcome to 2 Boxwell Park, a beautifully renovated and deceptively spacious five-bedroom home, finished to a high standard throughout and ready to move straight into. Offering flexible accommodation across two floors, the property is ideally suited to growing families, multi-generational living, or those seeking versatile space for home working and guests. While modest in appearance from the outside, this impressive home offers far more than first meets the eye and must be viewed internally to fully appreciate the size and quality of accommodation on offer.

As you step into the property, you are welcomed by a bright and inviting entrance hallway that immediately sets a stylish and contemporary tone. The space feels light and airy, enhanced by fresh white walls and quality wooden flooring that flows seamlessly through the hallway, kitchen and bathrooms, creating a cohesive and modern finish throughout the ground floor. The neutral décor provides the perfect blank canvas, ready for personal touches.

All bedrooms are fitted with plush brand-new cream carpets, bringing warmth and comfort underfoot while adding a soft, luxurious feel. The combination of durable wooden flooring in the main living areas and soft carpeting in the bedrooms strikes an ideal balance between practicality and comfort, perfectly suited to modern family living.

At the front of the house are two well-proportioned bedrooms. To the rear, you will find a stunning open-plan kitchen, living and dining area — perfect for modern family living and entertaining. The contemporary dark wood kitchen offers a sleek and stylish finish with ample storage and workspace, complete with integrated fridge/freezer and appliances for a seamless, streamlined look.

Leading off the kitchen is a spacious modern bathroom featuring a separate bath and shower, along with a double sink for added convenience. The ground floor also benefits from a third bedroom, offering flexible living arrangements.

Upstairs comprises two further bedrooms and a second modern shower room. The master bedroom is particularly generous in size, with plenty of space for a king-size bed and freestanding storage. The fifth bedroom is a versatile space, ideal as a bedroom, dressing room, home office or playroom.

A fantastic opportunity to acquire a spacious, turn-key home in a desirable location — ready for you to move in and make it your own.













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.

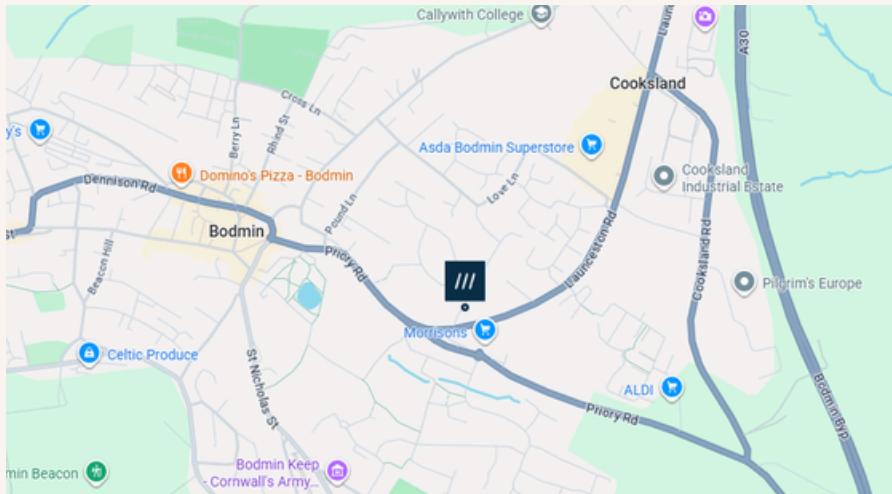
FIRST FLOOR



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SLICE OF CORNWALL

Externally, the property includes a garage and driveway parking for three cars. To the rear, there is a patio area perfect for outdoor dining and entertaining, along with an extensive garden ready for you to make your own.



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:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains

Directions: Sat Nav: PL31 2BB

What3Words: [////privately.comic.glory](https://www.what3words.com/#!/en/privately.comic.glory)

VIEW PROPERTY ONLINE



TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
Tel: 01208 872728

Bodmin Office
46-48 Fore Street, Bodmin
PL31 2HL
Tel: 01208 74182