33 Launceston Road

BODMIN

THE PROPERTY SHOP



Bodmin

Guide Price

£343,000

Launceston Road, Cooksland, Bodmin, PL312AW



FOR SALE

PROPERTY TYPE	BEDROOMS	BATHROOMS	LOCATION	EPC RATING
Detached Bungalow	3	1	Bodmin	E

- THREE BEDROOM DETACHED BUNGALOW
- ADDITIONAL OFFICE/ STUDY
- SPACIOUS FAMILY BATHROOM WITH CORNER BATH AND SEPARATE SHOWER
- DRIVEWAY PARKING FOR THREE TO FOUR VEHICLES
- LARGE ENCLOSED REAR GARDEN
- IDEAL FAMILY HOME
- SOUGHT-AFTER LOCATION
- GARAGE







33 LAUNCESTON ROAD

Occupying a desirable position within one of the area's most sought-after residential locations, 33 Launceston Road is a beautifully presented and deceptively spacious family home offering flexible accommodation, generous outdoor space and a wonderful balance of comfort and practicality. Lovingly maintained by the current owners, this fantastic property is perfectly suited to growing families, those working from home, or buyers simply looking for a home with versatile living space.

Upon entering, you are welcomed into a bright and inviting interior that has been thoughtfully designed to create a warm and homely atmosphere throughout. The well-proportioned accommodation provides plenty of room for modern family life, with light-filled living spaces that are ideal for both everyday living and entertaining guests.

The property offers three generous bedrooms, all enjoying pleasant outlooks and ample space for furnishings, while an additional room, currently utilised as a home office, provides excellent flexibility. Whether used as a dedicated workspace, nursery, hobby room or occasional guest bedroom, this versatile space can easily adapt to suit a variety of lifestyles and changing family needs.

The spacious family bathroom has been finished with both style and practicality in mind, featuring a luxurious corner bath, perfect for relaxing at the end of the day, alongside a separate shower enclosure, creating a well-appointed space for busy family life.

Stepping outside, the property continues to impress with its generous outdoor offering. To the front, a substantial driveway provides parking for three to four vehicles and leads to a detached garage, offering additional parking, secure storage or excellent workshop potential. To the rear, the large enclosed garden provides a safe and private space for children and pets to enjoy, while also offering the perfect setting for summer barbecues, outdoor dining or simply unwinding in the sunshine. The generous plot provides plenty of room for keen gardeners, family activities or future landscaping opportunities.

Combining spacious accommodation, versatile living, ample parking and excellent outdoor space, 33 Launceston Road presents a wonderful opportunity to acquire a superb family home in a highly regarded location. Conveniently positioned close to local schools, everyday amenities and transport links, this property offers the perfect blend of comfort, practicality and lifestyle, making it an ideal choice for a wide range of buyers.















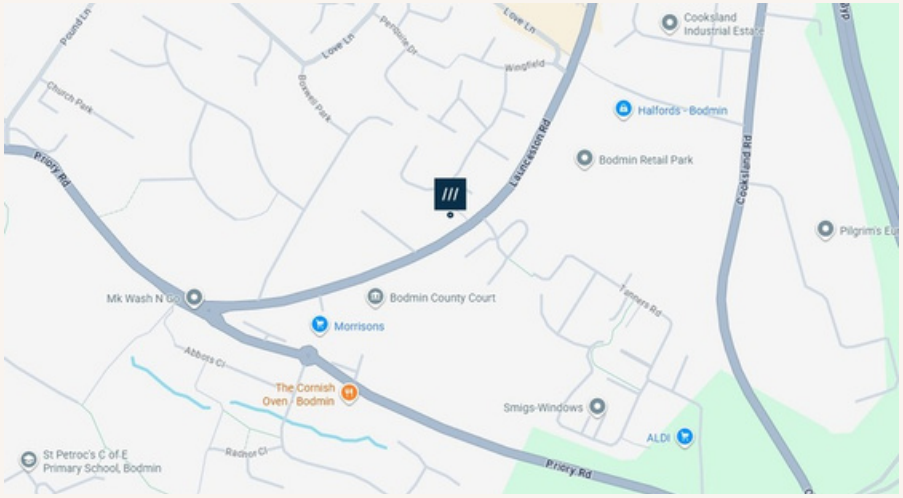








SLICE OF CORNWALL



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

Transport Links:

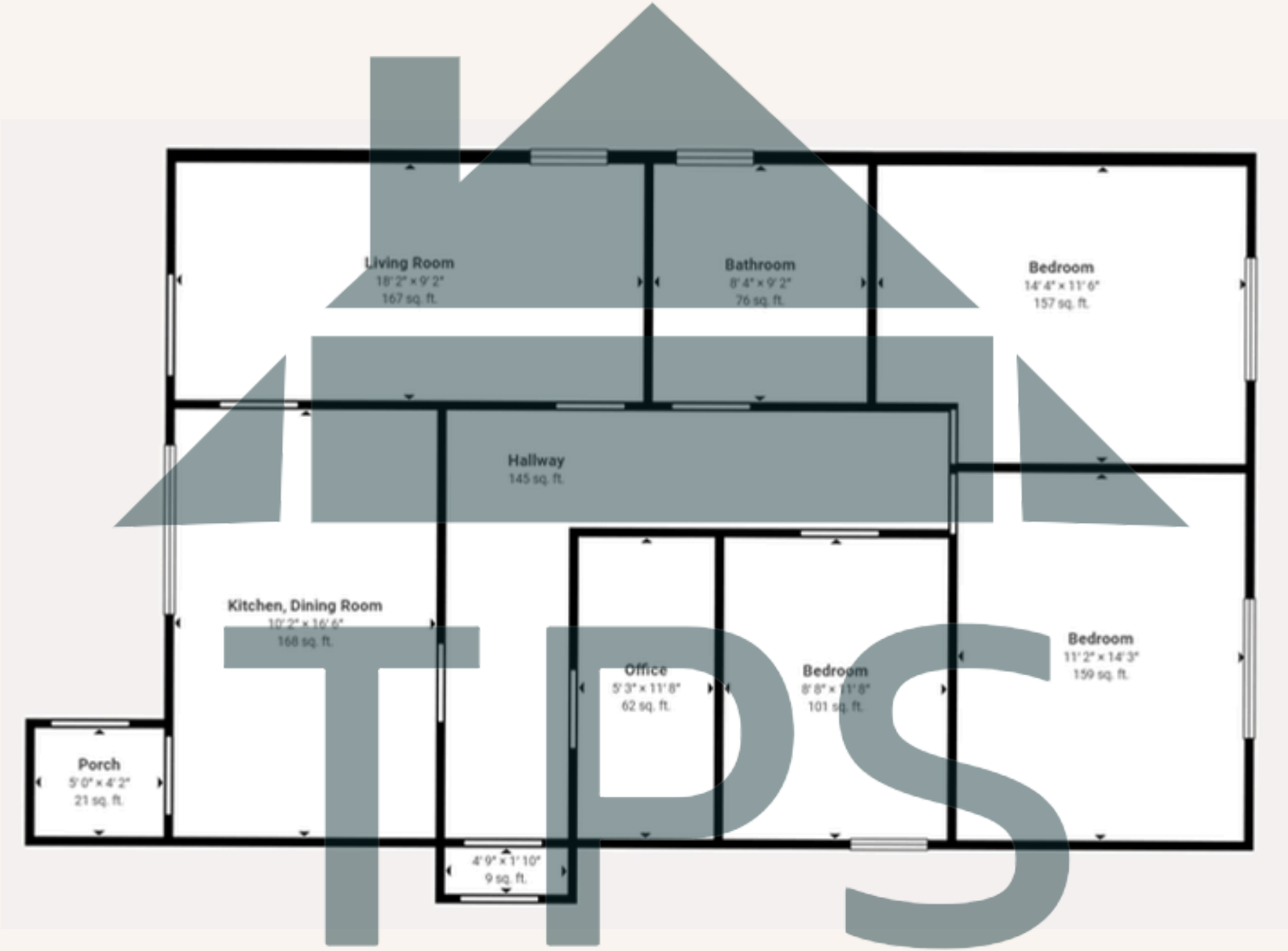
- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

Services:

Heating – Gas Central Heating
Electric – Mains
Water - Mains
Drainage – Mains
Council Tax - D

Directions: Sat Nav: PL312AW
What3Words: ///eclipses.claps.tame

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.



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

negotiator@tpssouthwest.com | www.thepropertyshopcornwall.co.uk