

6 6 K E S T E L L P A R C

B O D M I N



Bodmin
£255,000
GUIDE PRICE

Kestell Parc

FOR SALE

PROPERTY TYPE

 Semi-Detached

BEDROOMS

 3

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

 tbc

- Three Bedrooms
- Three Storeys
- Driveway Parking and Garage
- Open Plan Kitchen/Dining/Living Room
- Bi-Folding Doors

- Integrated Kitchen Appliances
- En-Suite Shower Room
- Family Bathroom
- Two-Tier Rear Garden
- Overlooking Estate Green









Kestell Parc

Situated within the popular Kestell Parc development in Bodmin, this attractive three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, together with a driveway, garage and beautifully landscaped rear garden. The property enjoys a particularly pleasant position overlooking the estate's green. The welcoming entrance hall leads through to the main living areas, with a convenient downstairs WC situated to the right. You are lead to an impressive open-plan kitchen, dining and living space, creating a sociable heart to the home. The dining and living areas can be separated by elegant wooden bi-folding doors, providing flexibility depending on how the space is used.

The kitchen is finished in a stylish range of neutral-toned units with integrated appliances, offering a contemporary yet timeless finish and plenty of practical storage. The adjoining living room is bright and airy, with generous proportions and plenty of natural light. From here, French doors provide direct access to the rear garden, creating a seamless connection between the indoor and outdoor living spaces and making the room particularly well suited to entertaining or relaxing during the warmer months.

On the first floor are two well-proportioned bedrooms, alongside a family bathroom fitted with a bath and overhead shower. Both bedrooms benefit from modern touchscreen wall controls, allowing the lighting to be adjusted and dimmed at the touch of a button. The second floor is home to the impressive principal bedroom, which benefits from useful built-in storage and its own shower en-suite, providing a private and comfortable retreat away from the main living accommodation.

Externally, the enclosed rear garden has been thoughtfully arranged over two levels, with a paved patio area on the lower level and a raised area laid to attractive artificial lawn. The upper garden enjoys a good amount of sunshine throughout the day, creating an excellent space for outdoor dining, entertaining or simply enjoying the garden. To the front, the property benefits from a private driveway and garage, providing valuable off-road parking and storage. Combining modern living, generous accommodation and well-designed outdoor space, this is an appealing home in a convenient Bodmin location.







→ Ground Floor

← First Floor



→ Second 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.

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

Location: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby.

Viewing: Strictly by appointment.

Directions: Sat Nav- PL31 1HP

What3Words: ///packet.palms.gained

Local authority: Cornwall Council

Council Band: C

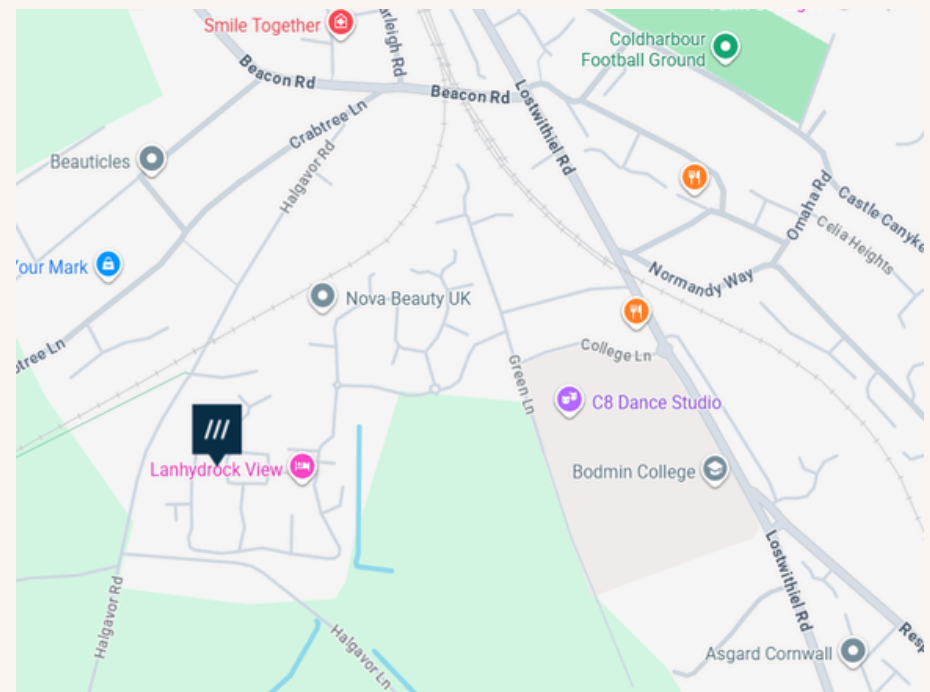
Tenure: Freehold

Services:

Heating – Gas

Water – Mains

Sewerage – Mains



VIEW PROPERTY ONLINE



TO FIND OUT MORE

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