



Bodmin Office  
46-48 Fore Street  
Bodmin  
PL31 2HL

01208 74182 option 1  
bodminsales@thepropertyshopcornwall.co.uk

## Bramley Park, Bodmin

A deceptively spacious four/five-bedroom home situated in a sought-after cul-de-sac located off the popular Love Lane. Occupies an elevated plot offering some far-reaching views to the rear and a Southerly facing garden. Boasts a generous kitchen diner and lounge with real fireplace.

- \*Spacious kitchen diner
- \*Lounge with real fireplace
- \*Utility and downstairs WC
- \*Downstairs office/potential fifth bedroom
- \*Family bathroom
- \*Four upstairs bedrooms
- \*Driveway parking
- \*Double glazing and gas central heating
- \*Low maintenance, Southerly facing garden

**Price: £375,000**



46 Bramley Park, Bodmin, PL31 1BN.

**ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.**

Door with double glazed obscured glass insert into entrance hallway.

**Entrance hallway** wood effect flooring, radiator, staircase with timber spindled balustrade rises to first floor landing, storage space under stairs, doors leading off to lounge, kitchen diner and downstairs bedroom/office.

**Lounge** dual aspect lounge with double glazed window to front elevation, double glazed sliding patio door opens to access the rear garden, wood effect flooring, radiator, open fireplace with slate hearth and timber mantle, space for freestanding furniture, television and telephone points.

**Kitchen diner** two double glazed windows overlooking the rear garden, wood effect flooring, radiator, ample space for a family sized dining table. The kitchen comprises a range of floor-based units comprising cupboards and drawers with worksurface over and extends to provide a breakfast bar. Space for a range style cooker with hood over, tiling to splashbacks, inset 1 1/4 bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer.

**Downstairs bedroom/office** dual aspect, double glazed window to front elevation overlooking driveway, double glazed French doors open to access the garden. Wood effect flooring, radiator, inset spotlighting, LED spotlights to ceiling, offers of a space for a home office or double bedroom, a door opens into downstairs WC and utility space.

**Downstairs WC and utility space** double glazed obscured glass window to side elevation, tiled flooring, chrome heated towel rail, utility area provides space and plumbing for a washing machine. Modern wall mounted Ariston Combi boiler, opening through to the WC area which comprises a close coupled WC and pedestal wash basin. Inset LED spotlights to ceiling.

**First floor landing** gallery landing, double glazed window to the front elevation, radiator, doors lead off to four bedrooms and the main bathroom, loft access hatch.

**Master bedroom** dual aspect with double glazed windows to front and rear elevations, the rear window offers some far-reaching countryside glimpses and over part of the town. Ample space for king-size bed and freestanding storage furniture, timber half-panelled walls.

**Bedroom two** double glazed window to the rear elevation, overlooking the rear garden and offering some far-reaching countryside glimpses and views. Radiator, double bedroom offering additional space for office desk and freestanding wardrobe.

**Bedroom three** double glazed window to front elevation, built in wardrobe with hanging rail, built-in storage shelving, radiator, a small amount of restricted headroom.

**Bedroom four** double glazed window to rear elevation, radiator, a single bedroom that could also be used as a home office.

**Bathroom** double glazed obscured glass window to side elevation, vinyl flooring, chrome heated towel rail, pedestal wash basin, tiled splashbacks, low-level WC, p-shaped panel bath with mixer tap, wall mounted glazed shower screen, wall mounted shower attachment.

**Outside** to the front of property the front garden is mostly laid to lawn. There is driveway parking. A timber gate opens to provide side access into the rear garden which is L-shaped and wraps around two sides of the property. The garden is enclosed by timber fencing and hedges to the side. It is a relatively low maintenance area which has been recently relandscaped to provide a pleasant sitting out space. To the bottom left corner there is space for a substantial timber storage shed with additional space for a smaller timber storage shed. Timber decking provides another sitting out space with steps leading down to an area laid to gravel with borders containing a profusion of plants and shrubs.

**EPC BAND: D**

**COUNCIL BAND: D**

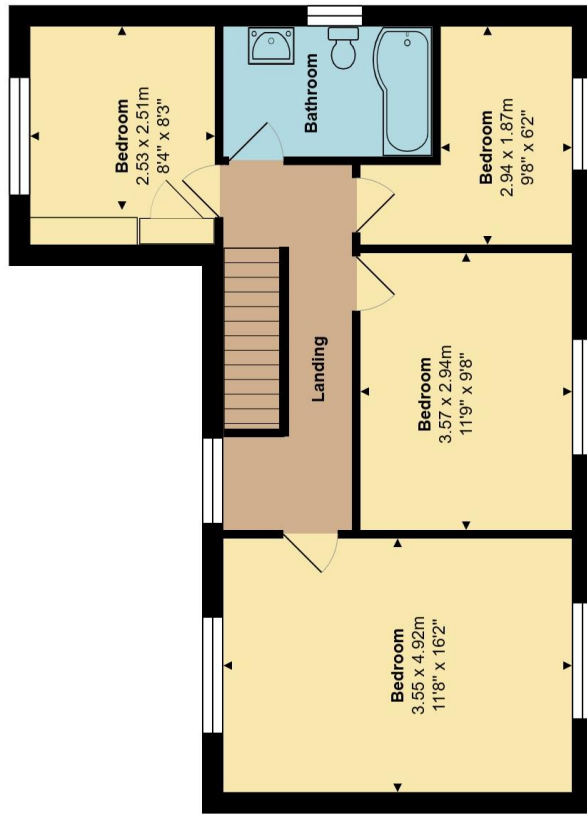


01208 74182 option 1  
bodminsales@thepropertyshopcornwall.co.uk

thepropertyshopcornwall.co.uk

These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract





All measurements are approximate and for display purposes only.