



Bodmin Office  
46-48 Fore Street  
Bodmin  
PL31 2HL

01208 74182 option 1  
bodminsales@thepropertyshopcornwall.co.uk

## Launceston Close Bodmin

A deceptively spacious four bedroom detached property in a popular cul-de-sac location with driveway parking, integral garage and large rear garden.

\*Large entrance hallway \* Kitchen breakfast room  
\* Dining room \* Large living room with patio doors to outside \* Cloakroom \* Office/reception room \* Master bedroom with en-suite shower room \* Three further double bedrooms \* Family bathroom with separate shower and bath \* Large rear garden with many specimen plants and mature trees \* Private patio areas \*  
\* Gas Central heating \* Garage \* Driveway parking for multiple cars \*

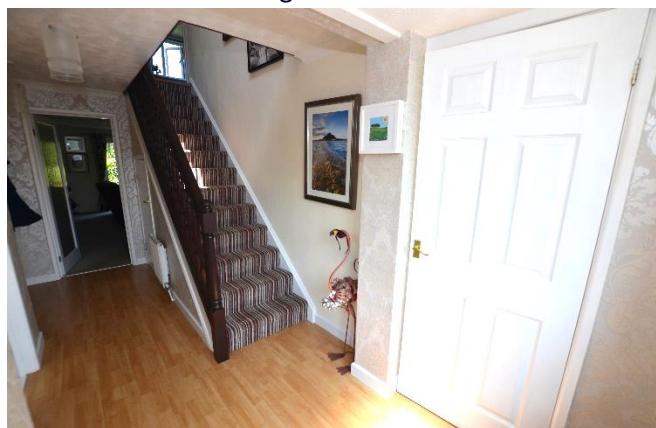
**Price: £399,950**



Conveniently situated on the outskirts of Bodmin town centre, sits this incredibly deceptively spacious four-bedroom detached property situated in a desirable cul de sac location.

### The Property

The property is offered with versatile living accommodation, the welcoming hallway leads to the kitchen with breakfast room boasting patio doors with access to raised decking to the front.



The kitchen comprises a fully fitted and equipped kitchen with matching floor based and wall mounted units including a glass display cupboard. There is a corner stainless steel double sink and drainer unit, oven with gas hob over, space and plumbing for a dishwasher and washing machine. There is also a wall mounted gas combination boiler.



From here you can access the separate dining room to the rear of the property which is large enough for a family size dining table.



Double doors from here open out into the generous lounge with patio doors out into the garden and a further door back to the entrance hall.





Off the entrance hall is a ground floor cloakroom with a wash hand basin and WC. A door and some steps lead down to a further room currently utilised as an office with great potential for use as a snug or occasional fifth bedroom with fitted storage cupboards and an internal door through to the garage.



On the first floor there are four well-proportioned double bedrooms, with master bedroom offering ensuite shower room.



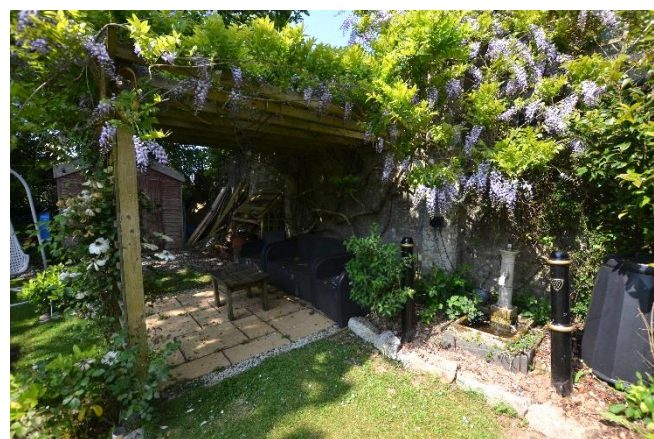
There is also a family bathroom with pedestal wash hand basin, WC, bath and curved corner shower with wall mounted electric shower. The bedrooms to the front elevation offer far reaching views across the town

and up to the Beacon whereas the bedrooms to the rear enjoy a pleasant outlook over the rear garden.



### Outside

The property has a garage, with driveway parking for several vehicles. Gates to either side provide access to the rear garden, wrapping around the rear of the property is a low maintenance patio offering a private seating area to enjoy al-fresco dining. A couple of steps up from the low maintenance patio area is the lawned garden with a water feature to the centre - bounded by a wealth of mature shrubs and trees which has created a fantastic degree of privacy. At the rear of the garden is a Pergola covered by Wisteria making a secluded seating area. There is also a large garden shed and greenhouse.



### Approximate room sizes are as follows:

Kitchen/breakfast room: 5.9m x 3.9m

Living room: 5.6m x 4.3m

Dining room: 3.9m x 3.2m

Office: 4.2m x 2.2m

Bedroom One: 5.1m x 3.6m (Some limited head room)

Bedroom Two: 3.9m x 3.1m

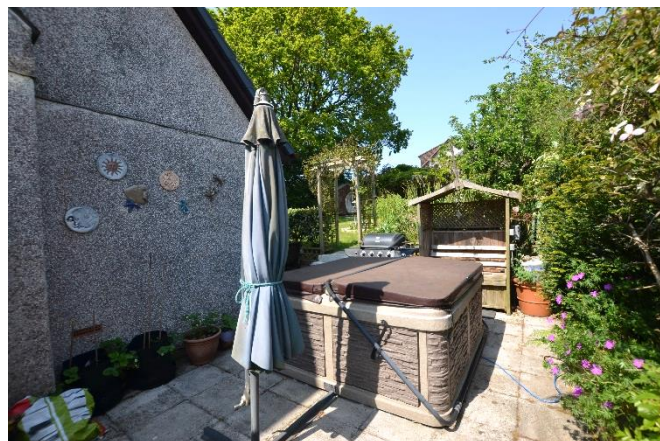
Bedroom Three: 4m x 2.6m

Bedroom Four: 3.4m x 2.3m

Garage: 5m x 2.5m

**Council tax band: E**

**EPC band: D**





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