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## Canyke Fields, Bodmin

A beautifully presented detached four-bedroom family home within a popular residential development on the Eastern side of town benefiting from an enclosed rear garden, single garage, parking space and spacious accommodation throughout.

\*Living room with woodburner \* Kitchen breakfast room \* Utility room \* Dining room/ office \* Ensuite to master bedroom \* Three further bedrooms  
\* Downstairs WC \* Gas central heating \*

**Price: £380,000**



Canyke Fields is conveniently located for access to local supermarkets and town centre amenities. The house is situated within 1 mile of the town centre and is well-placed for access to the A30 and A38 trunk roads.

7 Canyke fields is entered via a front door that opens out in a generous entrance hallway with "Karndean" flooring, stairs lead to the first-floor landing. From the entrance hall doors lead off to the living room, dining room/office, kitchen breakfast room and downstairs WC.



The lounge is a well-appointed dual aspect room with patio doors opening out to the rear. A modern wood burner has been fitted at the centre of the room creating a natural focal point. There is a television point and a good number of electric sockets.



The dining room is to the front of the property and offers ample space for a family sized dining table or alternatively would be a great space for an office.



The kitchen breakfast room is to the rear of the property with an outlook over the rear garden, comprising of a range of cream coloured gloss units with wood effect work surfaces over, tiled splashbacks and matching wall mounted units. It also benefits from a breakfast bar, inset sink and drainer with mixer tap and integrated appliances to include dishwasher, Rangemaster with gas hob, electric oven and extractor hood over. A door from the kitchen open into the adjacent Utility room with fitted units, space for machine and tumble dryer and wall mounted gas fired boiler. From the utility a door opens out onto the patio.



The first-floor landing has a spacious feel with a loft access hatch and large airing cupboard, doors lead off to all bedrooms and the main bathroom.

The master bedroom is a large double with a window to the front elevation. This bedroom has ample space for freestanding wardrobes and other bedroom furniture and has further alcove storage above the stairs.





There is a well-appointed ensuite shower room with single shower cubicle, wall mounted mains powered shower, vanity unit with wash hand basin and storage cupboards under and WC.



The main bathroom is fitted with a white suite comprising panel bath with wall mounted mains powered shower over and glass screen, pedestal wash basin and WC.



Bedroom two is a generous double bedroom to the front elevation and has space for free standing wardrobes and other bedroom furniture.



Bedroom three and four are both to the rear of the property and enjoy views across the rear garden.



A shared driveway (with two other houses) to the side of the property provides access to the rear of number 7 and the garage and parking space. A gate from this driveway opens into the enclosed rear garden which comprises a lawn area and paved patio to the rear of the house with sections of decking providing lovely seating areas. At the bottom of the garden a personal door opens into the garage allowing direct access from the garden.

**Dimensions:**

**Living room: 6.8m x 3.2m**

**Kitchen/breakfast room: 4.6m x 3m**

**Utility room: 1.9m x 1.8m**

**Dining room: 3m x 2.9m**

**Bedroom one: 4.1m x 3.3m**

**Bedroom two: 3.7m x 3m**

**Bedroom three: 3m x 2.7m**

**Bedroom four: 3m max x 2.7m max**

**EPC BAND: Awaited COUNCIL TAX BAND: D**



