



Bodmin Office
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Bodmin
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Boxwell Park Bodmin

A well presented three-bedroom bungalow on the Eastern side of Bodmin with detached garage, driveway parking for multiple cars and an open outlook across Bodmin town.

* Kitchen * Dual aspect Lounge diner with open fireplace * Three bedrooms * Family Bathroom * Conservatory * Double glazing and gas central heating * Driveway parking and detached garage * Front and rear gardens * Raised garden to the rear predominantly laid to lawn with patio seating area *

Price: £325,000



47 Boxwell Park is a three bedroom detached bungalow located in a popular residential area on the Eastern side of town only a short distance from the centre of town and with supermarkets close at hand.

The property is approached by a driveway offering parking for multiple cars and access to the garage, a side door opens into the property. A side gate leads through to the rear garden.



The side door opens out in the kitchen comprising floor-based units with worksurfaces over and matching wall mounted units, inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Space for appliances to include; electric cooker free standing fridge freezer and washing machine.



From the kitchen a door takes you through to the main hallway with doors off to a side porch with door and steps to outside and paved area, lounge dining room, three bedrooms, bathroom

and the conservatory. Immediately to the left as you enter the hallway is a dual aspect lounge dining room, there is an open fireplace to the centre of the room with tiled surround and hearth and wooden mantel. The lounge diner is of a good size and offers a wonderful view to the side over Bodmin town and the church.



Bedroom one is a good-sized double which faces the front elevation, there is also ample space for a wardrobe.



Bedroom two is adjacent to Bedroom one and at the rear of the property, it is a good size double with space for a double and has a window to the rear overlooking the rear garden.



Bedroom three is on the opposite side of the bungalow with space for a double bed. There is a WC and separate shower cubicle which are both accessed directly off the bedroom.



The bathroom has a suite comprising panel bath, pedestal basin and low-level WC. tiling to water sensitive areas.



To the rear is a good-sized conservatory with tiled flooring and UPVC windows. Patio doors open to outside.



To the rear of the property is a low maintenance area laid to chippings with side gates to both sides allowing access around the whole property. Wooden steps lead up to a raised garden predominantly laid to lawn with a paved area offering a pleasant seating area.



EPC BAND: Awaited

COUNCIL TAX BAND: C

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