



Bodmin Office
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Bodmin
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Sherwood Drive, Bodmin

An exciting opportunity to purchase a recently extended and renovated four-bedroom link detached bungalow with additional loft room and generous rear garden offering a distant countryside outlook.

*Large entrance hallway * Modern kitchen dining room *
* Large living room * Three double bedrooms * Fourth single bedroom * Utility room and shower room * Family bathroom * Loft room which could be utilised as an office space or playroom * Large rear garden predominantly laid to lawn * Raised patio to rear * Driveway parking and garage *

Price: £325,000



30 Sherwood Drive has been extensively renovated and extended by the current occupiers over the past few years, the property has been rewired throughout and also benefits from a newly fitted boiler installed during this period.

Sherwood Drive is a popular residential area on the Western side of Bodmin enjoying views across to Dunmere, the property occupies a generous plot and enjoys a generous size rear garden.

Viewing is considered essential to appreciate all this property has to offer.

The Property

The front door opens out into an entrance hallway which leads to a central hallway with doors off to the kitchen dining room, living room, family bathroom and stairs to the loft room. From here a further hall leads to the far end of the property with the bedroom accommodation, utility room and shower room, rear door to garden and internal door through to garage.

Immediately to the right of the entrance hallway is the living room, a great sized room with windows to the front elevation.

To the rear of the property is the kitchen with newly fitted grey units with wood effect worksurfaces over, appliance space, sink and drainer unit and large full length pantry style cupboards. Large understairs storage cupboard housing Gas fired combination boiler. Large window to rear elevation overlooking the rear garden and door to outside.



Adjacent to the kitchen is the family bathroom with a white suite comprising wash hand basin with cupboards under, WC, bath with wall mounted mains powered shower, tiled walls, and heater towel rail.



There are two double bedrooms to the front elevation of the property and a further double and single to the rear elevation enjoying an outlook over the garden.



At the other end of the hallway is a utility area with fitted kitchen units comprising a stainless sink and drainer unit with cupboard under, plumbing for both washing machine and tumble dryer, off this room a door opens into a further shower room with wall mounted wash hand basin, WC and tiled shower cubicle with wall mounted electric shower. The garage can also be accessed through an internal door from the utility room.



Stairs from the central hall up to a landing with storage out to the eaves and door to the loft room which is a super space with window to one end and fantastic potential for numerous uses as either office, occasional bedroom, playroom etc.



Outside

To the front, the property benefits from driveway parking, from here a path around the side of the property leads to the rear garden which is predominantly laid to lawn. The current owner has created a raised patio area to the rear offering a pleasant seating area.

EPC band: Awaited Council tax band: C



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