



Bodmin Office  
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Bodmin  
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## Grass Valley Park Bodmin

A well-presented and appointed semi-detached modern three-bedroom family home on a popular residential estate with parking for two cars, garage, and generous rear garden.

\* Popular estate location \* Living room \* Kitchen diner with newly fitted modern kitchen \* Downstairs WC \* Three bedrooms \* En-suite shower to master bedroom \* Family bathroom \* Enclosed rear garden with lawn and decked areas \* Gas central heating \* Garage \* Two parking spaces \*

**Price: £260,000**



A well-appointed three-bedroom semi-detached family house located on a popular residential development benefiting from a garage, two allocated parking spaces and enclosed rear garden with decked areas.

The current occupiers have recently updated the property both externally and internally to include a newly fitted kitchen and en-suite shower room, majority new flooring and landscaping to the rear garden to include raised decked areas.

The property is approximately 1.5 miles from the town centre and the Camel Trail which provides direct links to Wadebridge and Padstow. The town of Bodmin caters well for day to day needs and has several supermarkets as well as primary schools, a secondary school and leisure centre. Bodmin is situated within proximity to the A30 dual carriageway and has a mainline train station.

### The Property

The front door opens into an entrance hallway with stairs to first floor and doors to living room and downstairs cloakroom with WC and wash hand basin.

The living room is to the front of the property and is of generous size with space for a suite and other furniture. A door opens to the open plan kitchen dining room at the rear with an outlook over the garden.



The dining area has space for a family sized dining table and patio doors to outside, there is also a door opening to an understairs storage cupboard. An archway separates the kitchen area from the dining area, the kitchen has been recently updated and comprises modern white shaker style units with work tops over, matching wall mounted units and attractive tiling to splashbacks. Fully equipped with many fitted appliances including dishwasher, oven with four ring gas hob over, Belfast style sink, space and plumbing for washing machine, space for freestanding fridge freezer and wall mounted gas fired boiler.



Stairs from the entrance hall up to landing with doors off to all bedrooms, family bathroom and airing cupboard housing hot water cylinder.



The master bedroom is to the front elevation with space for double bed and additional bedroom furniture, door through to ensuite shower room with tiled floor, wash hand basin, WC and shower cubicle.



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Bedroom three is adjacent to the master and is a good sized single but would also be suited to use a home office if required.



Bedroom two and the main bathroom are towards the rear and enjoys an outlook over the garden. Bedroom two is also a good size double and benefits from fitted wardrobes.



The family bathroom has a modern fitted white suite comprising pedestal wash hand basin, WC and panel bath.



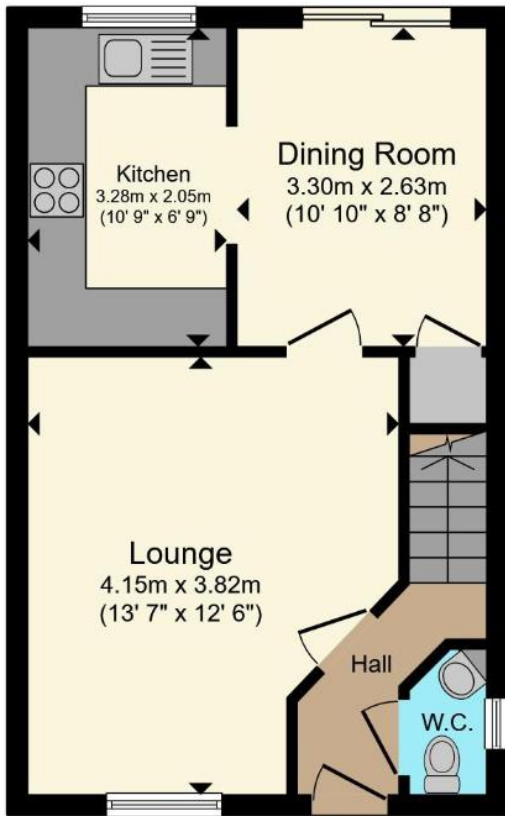
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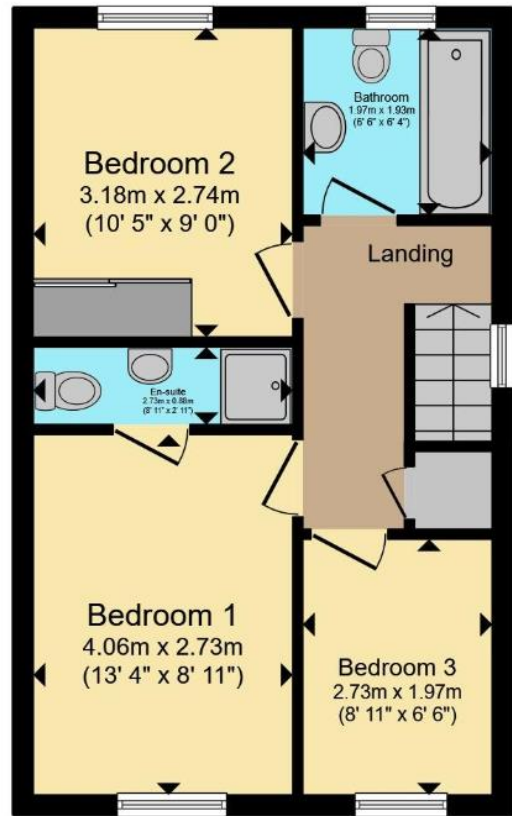
## Outside

The property is approached across a tarmac driveway, there are two parking spaces for No. 14 and a garage (17'4 x 9'10) with an up and over door, light and power. To the front of the property there is a small lawned area, a pedestrian side gate opens to the rear garden which is level and predominantly laid to lawn but boasts a low maintenance section with chippings and raised decking which has created a pleasant seating area.





**Ground Floor**



**First Floor**

