



Bodmin Office
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Bodmin
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Boxwell Park, Bodmin

A detached two-double bedroom bungalow with annexe potential offered by a rear extension. Situated in a popular residential location offering views towards The Beacon and occupying a generous plot with mature gardens.

*Kitchen diner *Lounge *Two double bedrooms
*Second reception room *Garage and utility
*Bathroom *Double glazing *Gas central heating

Price: £340,000



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ACCOMMODATION LIST (ALL MEASUREMENTS ARE APPROXIMATE).

Driveway parking for at least two cars in front of a single garage with up and over door, pathway leading to entrances into main hallway and internal lobby.

From the internal lobby a door opens into the single garage which has space for workshop area, storage, washing machine and tumble dryer. Benefits from lighting and power supply.

To the rear is an extension which now comprises a multi-use room which may be used as a second reception room or guest room. This room has storage units with a wash basin and a door opening to an additional shower room and WC. French doors open to the rear garden. Two skylights offer a good degree of natural light.

The kitchen has Amtico flooring and a window to the rear elevation overlooking the garden. A range of floor-based units comprising cupboards and drawers with work surfaces over, inset ceramic one and a quarter sink and drainer with mixer tap, space for electric cooker, space for fridge, tiled splashbacks, pull-out hood over cooker, space for dining/breakfast table, matching wall mounted storage units, timber door with obscured inserts opens to main hallway.

From the main hallway there are doors leading off to the lounge, two double bedrooms and bathroom.

The lounge has a dual aspect with windows to the front and side elevations and is a deceptively spacious room. A feature fireplace with stone hearth and wooden mantle houses a gas flame fire, television point.

Bedroom one has a window facing to the front elevation overlooking the front garden. It is a good size double room with ample wardrobe space with mirrored sliding door; the wardrobe space is built in.

Bedroom two has a double-glazed window overlooking the rear garden, again a good size double bedroom with space for free standing furniture.

The bathroom has an obscured window to the rear elevation and comprises a vanity wash basin unit with storage, P shaped panel bath with mains shower over, wall mounted glazed shower screen, tiled splashbacks, low-level WC. A louvre door opens to the airing cupboard which houses a Worcester Combi boiler.

The rear garden has been nicely landscaped to comprise two areas of lawn and small paved patio/sitting out area there are borders with a profusion of plants and shrubs. A mature Acer sits within the right-hand boundary. There is also a timber storage shed. An attractive Cornish stone wall runs up the left-hand boundary. A timber gate opens to offer access to a side pathway which leads back to the front of the property.

EPC BAND: B

COUNCIL TAX BAND: C







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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



All measurements are approximate and for display purposes only.