



Bodmin Office
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Lance Drive Bodmin

A well-presented spacious three-bedroom semi-detached property benefiting from a larger than average rear garden and driveway parking for multiple cars.

* Entrance hallway * Downstairs WC * Newly fitted modern kitchen * Dining room * Living room * Two large double bedrooms * Third bedroom * Family bathroom * Generous sized rear garden predominantly laid to lawn * Patio area * Driveway parking for 3-4 cars * Gas Central heating *

Price: £265,000



1 Lance Drive offers an opportunity to purchase a non-estate location three double bedroom semi-detached family home set on a generous sized plot with larger than average rear garden and ample driveway parking for 3-4 cars.

The Property

Front door opening to inner hallway with wood effect flooring and part panelled wall, doors off to downstairs WC, living room, storage cupboards and stairs to first floor.



The downstairs WC comprises a wall mounted wash hand basin and WC with window to the front elevation. Adjacent to this is a storage cupboard with space for shoes and outerwear.

The living room is also situated at the front of the property, it is of good- size with ample space for sofas, armchairs, and a large window to the front elevation.



Off the living room towards the rear is a dining room with patio doors out to the rear garden, there is space for a family sized dining table.



Next to the dining room is a recently fitted modern kitchen with black tiled floor comprising modern white units with floor based and wall mounted units, space for washing machine, integral oven and four ring gas hob with extractor fan over. Sink and drainer unit with storage under and tiled splashbacks. Under the stairs is a "utility space" with plumbing for tumble dryer. There is also a side door from the kitchen to outside.



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From the entrance hallway stairs lead up to a central landing with doors off to all three bedrooms and family bathroom. All three bedrooms are doubles, the largest two also benefit from generous sized fitted wardrobes and still have ample space for further bedroom furniture.



The family bathroom is to the rear with an obscured window to the rear, patterned flooring, pedestal wash hand basin, WC and panel bath with wall mounted electric shower and part tiled walls. Chrome heated towel rail.



Outside

To the front the property boasts a generous driveway with space to park multiple vehicles. There is access to the side that leads around to the generous sized rear gardens, there is a small section of patio and the remaining garden is laid to lawn. The garden is a superb size and offers fantastic potential for an extension (subject to obtaining the relevant planning permission).

EPC band: C

Council tax band: B





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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