



Bodmin Office  
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Bodmin  
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## Rossett Gardens, Bodmin

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

\* Popular estate location \* Living room \* Kitchen diner \* Three bedrooms \* Family bathroom \* Enclosed rear garden with lawn and decked areas \* Converted garage into office and storage space \* Gas central heating \* Two parking spaces \*

**Price: £264,500**

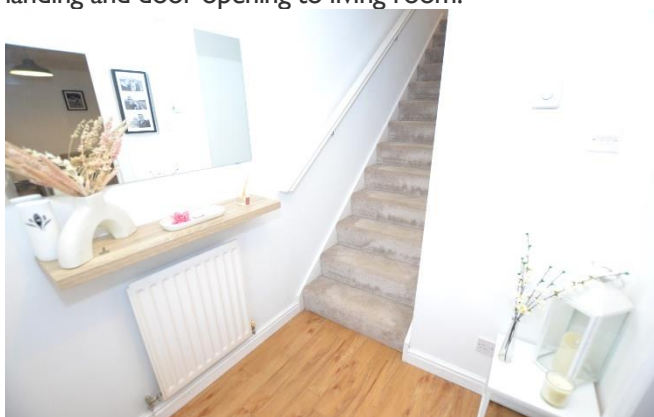


6 Rossett Gardens is a substantial three bedroom semi detached family home within a popular residential estate on the North Eastern side of Bodmin. The property benefits from a large rear garden laid to lawn with raised decking/patio and is well presented throughout.

Situated on the outskirts of Bodmin near to a main supermarket and retail park, the property is within proximity to the main A30 dual carriageway suitable for commuters. The town centre of Bodmin is approximately one mile away and caters well for day to day needs.

### The Property

The front door opens out into a generous sized entrance hallway with wood effect flooring, stairs to first floor landing and door opening to living room.



The living room is of good size with a large window to the front elevation, space for sofa and other furniture, door through to kitchen diner at the rear.



To one end of the kitchen diner is a fully fitted and equipped white shaker style kitchen with space and plumbing for washing machine and dishwasher, sink and drainer unit with tiled splashbacks, integral oven with hob over. To the other end of the room is a large understairs storage cupboard and space for a family sized dining table. Rear door opens out onto the decking and two large windows overlook the rear garden.



To the first floor the landing provides access to all three bedrooms, shower room and storage cupboard.

Bedroom one and Bedroom three are both to the front of the property with windows to the front elevation. Bedroom one is a good sized double and boasts a built in storage cupboard.





Bedroom two is to the rear and enjoys a pleasant outlook over the garden, it is also a good sized double bedroom and has a built in storage cupboard.



Adjacent to Bedroom two is the family shower room comprising a white suite with built in unit containing wash hand basin, WC and double shower cubicle.



## Outside

To the front of the property is driveway parking for two cars in front of the garage. The Garage has been converted into an office space/occasional bedroom to the rear with storage area to the front. The rear garden is predominantly laid to lawn with raised decking and patio offering a pleasant seating area.



**EPC band: C**

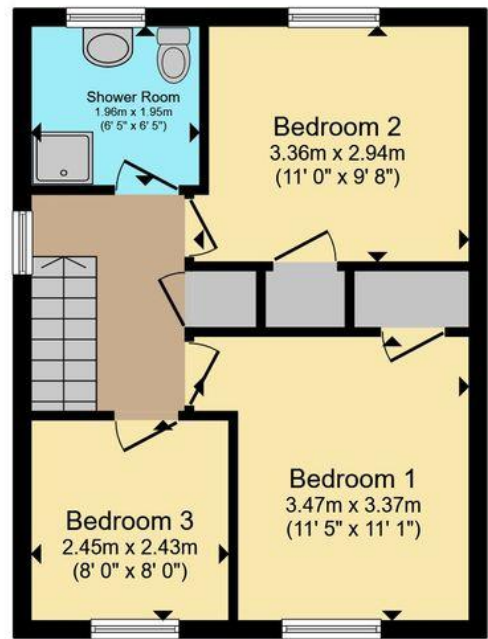
**Council tax band: C**

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**Ground Floor**



**First Floor**

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