



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Midway Road, Bodmin

A substantial six-bedroom detached family home occupying a generous plot with a good-sized garden and enjoying far reaching countryside views. Benefitting from a spacious and flexible living accommodation, a viewing is recommended.

*Entrance hall *Ground floor shower room
*Living room with wood burner and bi-fold doors to the balcony *Kitchen breakfast room *Ground floor bedroom *Five bedrooms (Two with en-suite bathrooms) *Family bathroom *Mature gardens
*Covered dining/barbecue area *Bar/games room
*Oil fired central heating

Price: £545,000



6 Midway Road is a substantial six-bedroom family home situated on the Western side of Bodmin, with pleasant countryside views and the potential for multi-generational living.

The property is situated within half a mile of town centre amenities. Bodmin caters for all day-to-day needs, with several supermarkets, both primary and secondary schools, colleges, and a leisure centre.

The Property

The property benefits from a private, gated driveway for multiple cars, with a path leading to the front door, opening into a spacious entrance hallway, with doors leading to the lounge, kitchen/diner, one bedroom, and downstairs shower room.



The kitchen diner **9.34m x 3.38m** is a dual aspect room with kitchen area overlooking the rear garden and dining space to the front elevation with ample space for a family sized dining table. Range of built in floor based and wall mounted units with breakfast bar. Integrated appliances including washing machine, space for dishwasher, range style cooker and American style fridge freezer. Door to outside.



The lounge **8.73 m x 3.88 m** is a spacious and bright room being dual aspect, with wood effect flooring, a log burner, and bi-folding doors opening out onto the rear balcony.





The ground floor bedroom **3.40 m x 3.12m** is a generous double, with wood effect flooring, a window to the rear elevation, wall mounted radiator, and ample space for freestanding furniture.



Bedroom **4.96 m x 3.42 m** & en-suite. A large bedroom with space for double bed, window to front, built in wardrobes, storage cupboard, step up and door to ensuite bathroom.



Stairs from the entrance hallway lead up to the first-floor landing. A split landing leads of to the left with access to a storage cupboard and also to a double bedroom with en-suite.



The ensuite bathroom is a generous size with vanity unit, wash hand basin, WC, free-standing bath, corner shower with mains powered shower and window to the side.

Bedroom **3.93 m x 3.29 m** & en-suite. Window to side elevation with wood effect flooring, space for double bed and further bedroom storage. Door through to ensuite shower room with obscured window to side, tiled flooring, WC, wash hand basin and shower cubicle.



Bedroom **3.38 m x 3.19 m** is another generous sized double bedroom with wood effect flooring, window to rear and storage cupboard.





Bedroom **3.36 m x 3.00 m** a double bedroom to the front elevation with built in storage cupboard, window to the front and wood effect flooring.



Bedroom **3.06 m x 2.82 m** a double bedroom to the rear with wood effect flooring and window to rear offering open countryside views.



Family bathroom **2.13 m x 2.08 m** Obscured window to side, tiled walls, pedestal wash hand basin, WC and panel bath.



Outside

The property is approached by a generous driveway with parking for multiple cars, a level lawned front garden and mature boundary hedges creating a good degree of privacy. Paths to each side lead down to the rear garden with a profusions of specimen plants and shrubs, lawned areas, decking and a feature pond. To the rear, steps lead up to a balcony with glass balustrades offering distant views and patio doors through to the living room. Below this is a covered patio area perfect for alfresco dining and summer evening. Patio doors open into a games room, with tiled floor, bar area, cloakroom and two doors off to storage.



EPC Band: D

Council tax band: D



01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

thepropertyshopcornwall.co.uk

These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract



01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

thepropertyshopcornwall.co.uk

These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

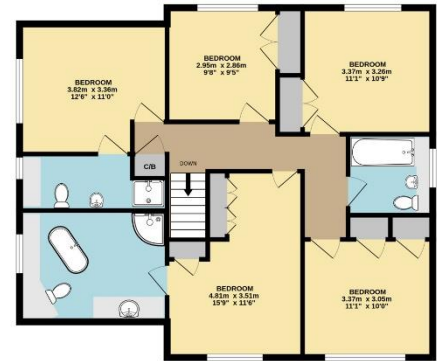
BASEMENT



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024