



Bodmin Office
46-48 Fore Street
Bodmin
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Carn Water Road, Bodmin

A well presented four-bedroom detached home situate on the Eastern edge of Bodmin with far reaching views to the front elevation. Benefitting from spacious accommodation throughout, and an enclosed rear garden, it would make the perfect family home. Constructed by Persimmon Homes in 2021, with the remainder of the 10-year NHBC warranty.

*Modern kitchen/breakfast room *Dining room
*Utility room *Downstairs WC *Master bedroom with en-suite *Three further bedrooms *Family bathroom *Enclosed rear garden *Conservatory
*Garage & Driveway *Gas central heating

Price: £349,950



Carn Water Road is situated on the Eastern side of Bodmin, within a mile of town centre amenities. Many supermarkets are within walking distance of the property, with primary & secondary schools, as well as colleges, close at hand.

The A30 is within convenient reach, providing transport links within the County and beyond, as well as Bodmin Parkway being 3 miles away, with a mainline directly to London Paddington.

The property was constructed by Persimmon Homes in August 2021, and is sold with the remainder of the 10-year NHBC warranty.

The Property

The property is accessed via a paved path, with gravel to either side. The front door opens into a spacious entrance hallway.



Doors open to the dining room, lounge, and kitchen breakfast room, and stairs lead to the first floor.

The dining room **3.30 m x 2.99 m** is spacious, and able to serve as an additional lounge or bedroom if required. A window faces the front elevation enjoying far reaching views, with a gas central heating radiator below.



The kitchen breakfast room **6.17 m x 2.92 m** comprises matching floor and wall-based units with worktops over, an inset sink and drainer unit, eye level oven, hob and

extractor hood. Built in fridge freezer and dishwasher. A door leads to the utility room and w/c, and French doors lead from the breakfast area to the conservatory.



The Utility room **2.01 m x 1.60 m** comprises matching units with worktops over, space and plumbing for a washing machine, wall mounted 'Ideal' gas fired boiler, and gas central heating radiator. A door leads from the utility to the rear garden.



Downstairs W/C **1.60 m x 0.91 m** close coupled W/C, pedestal wash hand basin, radiator.

The conservatory **2.61 m x 2.46 m** provides an excellent additional reception room with a garden outlook. Further French doors open into the garden.



To the first floor is a spacious central landing, with a window to the side elevation, access hatch to the loft space, and door to a recessed storage cupboard. Doors lead to all four bedrooms, and the family bathroom.



The master bedroom **3.48 m x 3.35 m** is a generous double, with built in wardrobes with sliding doors, and a window to the side elevation. A door opens to the ensuite bathroom, comprising a shower cubicle, pedestal wash hand basin and W/C. An obscured window faces the rear elevation.



The second bedroom **2.99m x 2.82 m** is another double, with ample space for freestanding furniture. A window faces the front elevation, with a wall mounted radiator.



The third bedroom **3.53 m x 2.56 m** (plus door recess) is another double and faces the front elevation with far reaching views. Wall mounted radiator.



The fourth bedroom/study **2.54 m x 2.31 m** faces to the front elevation, with a wall mounted radiator.

The family bathroom **2.49 m x 1.95 m** comprises a panel bath with shower over, pedestal wash hand basin, and w/c. Towel radiator and obscured window to the rear elevation.



Outside

The rear garden is well enclosed, with laid gravel, sleeper borders, composite decking, and stone walling to the boundaries. A further raised decking provides an attractive seating area, with a door leading into the garage.

EPC Band: B Council Tax band: D



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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