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Mayfield Close, Bodmin

A well-presented detached three-bedroom family home located in the popular Leaffield residential estate on the Northern side of town. The property is in an elevated position enjoying distant countryside views benefiting from detached single garage and driveway parking for two cars.

Entrance hall Open plan lounge diner * Newly fitted kitchen * Downstairs cloakroom * Two double bedrooms * Third generous single bedroom * Family bathroom * Driveway parking for two cars * Single garage * Gas Central heating * Enclosed rear garden *

Price: £295,000



1 Mayfield Close is a detached and spacious three-bedroom property boasting good room sizes throughout in a popular residential area on the Northern side of Bodmin. Fantastic transport links close at hand and within easy reach of the A30 providing superb links throughout the county.

The Property

Front door opening to entrance hallway with doors leading off to ground floor cloakroom, open plan lounge diner and kitchen. Stairs lead up to first floor landing.

The Cloakroom is to the front of the property and comprises window to side elevation, WC and wall mounted wash hand basin.



The lounge diner is a dual aspect room with large bay window to front aspect and patio doors to rear opening out to enclosed garden. It is a naturally light room with ample space for living room furniture and a family sized dining table to rear.



Adjacent to the dining area is the newly fitted kitchen comprising matching floor based and wall mounted units with sink and drainer units and many integrated appliances to include four ring gas hob, oven and grill, washing machine and fridge freezer. There is also a side door out to the rear garden.



Stairs from ground floor lead up to a spacious landing with doors off to all bedrooms, family bathroom and storage cupboard above the stairs.

To the front of the property is a large double bedroom with built in wardrobes and airing cupboard, adjacent to this is a generous single bedroom.



To the rear is another double bedroom with a pleasant outlook over the rear garden and vanity unit with wash hand basin and storage cupboards under.



The Family bathroom is a good size with white suite comprising vanity wash hand basin, WC and panel bath with wall mounted electric shower.

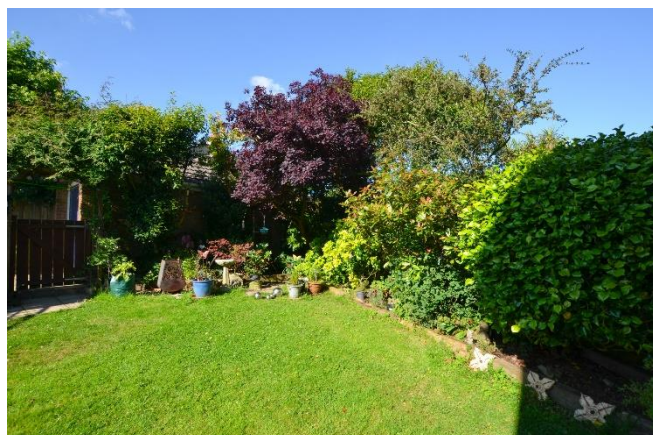


EPC band: C

Council Tac band: C

Outside

To the front of the property is a pretty lawned garden with steps leading up to front door and space to driveway for one car. Pedestrian gates to either side provide access to the rear garden. To the rear of the property is a detached garage with driveway parking for one car in front. A gate opens directly to the enclosed rear garden, a level and predominantly lawned area with mature plants and flower to the borders. There is a low maintenance decked area creating a lovely seating area for al-fresco dining or to enjoy the evening sunset.





First Floor

This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor