



THE PROPERTY SHOP

5 MALTHOUSE DRIVE

BODMIN

£338,000

GUIDE PRICE

5 MALTHOUSE DRIVE, BODMIN, PL31 2UL








# FOR SALE

## PROPERTY TYPE

 Detached


## BEDROOMS

 5

## BATHROOMS

 2

## LOCATION

 Bodmin

- FIVE BEDROOMS
- EN-SUITE SHOWER ROOM
- LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINING
- UTILITY ROOM
- DOWNSTAIRS W/C
- FAMILY BEDROOM
- FRONT LAWNED GARDEN
- REAR PATIO AND LAWNED GARDEN
- DRIVEWAY PARKING
- GARAGE









## 5 MALTHOUSE DRIVE

Set within a sought-after residential development, this attractive five-bedroom family home offers generous, thoughtfully arranged accommodation, perfectly suited to the demands of modern family living.

The property is entered via a welcoming hallway that immediately sets the tone for the space and comfort found throughout. The well-proportioned living room provides a warm and inviting setting, ideal for relaxing evenings or hosting guests. A separate dining room offers a more formal space for entertaining, family celebrations, or could equally be utilised as a fifth bedroom located downstairs.

At the heart of the home lies the contemporary kitchen/dining room, designed with both style and practicality in mind, featuring ample work surfaces, plentiful storage, and space for family dining. French doors open directly onto a well-positioned patio, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living — an ideal setting for alfresco dining and summer entertaining. A separate utility room provides additional storage and laundry facilities, while a convenient downstairs W/C adds to the home's everyday practicality.

The first floor offers four generously sized bedrooms, all well-presented and offering flexibility for family members, guests, or home working. The master bedroom benefits from a private en-suite shower room, creating a peaceful retreat, while the remaining bedrooms are served by a well-appointed family bathroom, ideal for busy households.

### SERVICES

HEATING - MAINS

WATER - MAINS

SEWERAGE - MAINS











## A MAGNIFICENT HOME

Externally, the property continues to impress. The private rear garden is mainly laid to lawn, providing an excellent space for children to play or for relaxation, complemented by a patio area accessed directly from the kitchen — perfect for outdoor dining and entertaining. To the front, a lawned garden enhances the property's kerb appeal, while driveway parking and a garage provide ample parking and valuable storage.

This is a well-balanced and versatile family home that successfully combines space, comfort, and functionality, all set within a popular and convenient location in Bodmin.

Please note: White goods including fridge, washing machine, microwave, kettle and toaster are included in the sale.

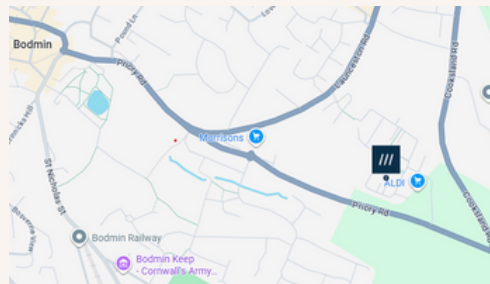
**Schools:** Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

**Transport Links:** A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby

**Viewing:** Strictly by appointment.

**Directions:** Sat Nav: PL31 2UL

**What3Words:** ///fattening.checked.trustees



VIEW PROPERTY ONLINE



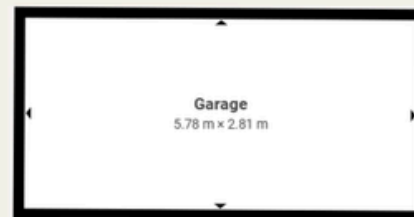
GROUND FLOOR



FIRST FLOOR



GARAGE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

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