

# 4 CANYKE FIELDS



4



2



2

Bodmin, PL31 2FG

£350,000



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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Nestled in a sought-after residential area of Bodmin, Canyke Fields is a beautifully presented four-bedroom home offering spacious and versatile living, perfect for families or those seeking room to grow. The property welcomes you with a light-filled lounge, a comfortable and relaxing space ideal for unwinding at the end of the day or enjoying time with loved ones. Adjacent to the lounge is a separate dining room, providing the perfect setting for both formal dining and everyday family meals, with a seamless flow through to the rest of the home.

The well-appointed kitchen is both stylish and functional, featuring ample worktop space, fitted cabinetry, and modern appliances ideal for preparing everything from a quick breakfast to a Sunday roast. Just off the kitchen, the convenient utility room offers additional storage and laundry space while keeping household tasks neatly out of sight. A modern family bathroom serves the upper floor, complete with a full-sized bath, overhead shower, wash basin, and WC, all finished to a high standard.

Upstairs, four well-proportioned bedrooms offer flexible accommodation, whether used as sleeping quarters, a home office, or hobby spaces. Each room is light and airy, with neutral tones throughout, providing a blank canvas for personalisation. The master bedroom features a modern ensuite. Upstairs, you will also find a recently updated family shower room, combining practicality with modern design.

Outside, the property features a low-maintenance rear garden an ideal spot for summer barbecues, outdoor dining, or simply relaxing in the sunshine. To the front, a private driveway provides off-road parking for two vehicles and leads to a single garage, offering further secure parking or valuable storage space.

This is a fantastic opportunity to secure a spacious and well-located home, combining comfort, practicality, and style in one of Bodmin's popular residential areas.



THE PROPERTY SHOP

GROUND FLOOR



FIRST FLOOR



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## KEY FEATURES:

Detached Property

Four Bedrooms

Lounge

Dining Room

Kitchen

Downstairs Cloakroom

Utility Room

Family Bathroom

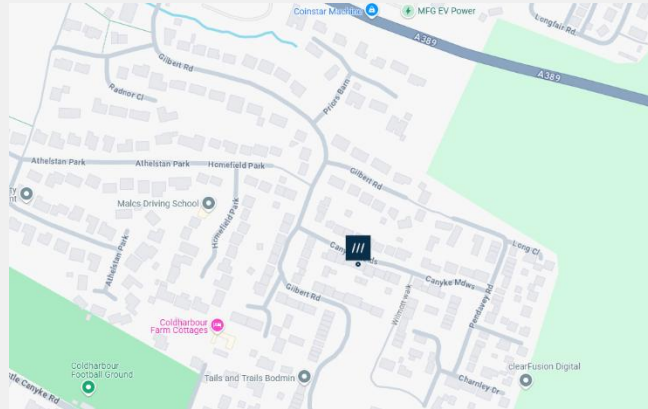
Low Maintenance Rear Garden

Driveway Parking for Two Cars

Garage

Local Authority: Cornwall Council

Council Band: D



What3words: [///tuckload.comments.rhino](https://www.what3words.com/#!/tuckload.comments.rhino)



## SERVICES:

Heating – Gas Central Heating

Water – Mains water

Sewerage – Mains drainage

Electric – Mains electric

## SCHOOLS:

- Bodmin Academy Secondary School
- Robartes Primary School
- St Marys Primary School
- Berrycoombe Primary School
- Callywith College

## TRANSPORT LINKS:

- A30 is close at hand offering great transport links through the county
- Bodmin Parkway is a short drive away
- Nearby Bus Stops at hand

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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