

Burrows ESTATE AGENTS

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Carn Water Road, Bodmin, Cornwall, PL31 2UR



£365,000

- Modern 4 bedroom detached family house
- Constructed by Persimmon Homes in 2021 with remainder of 10 year NHBC warranty
- Versatile surprisingly spacious accommodation, beautifully landscaped low maintenance garden
- Entrance hall, lounge, dining room/5th bedroom, kitchen through breakfast room
- Utility room, WC, conservatory
- Spacious landing, 4 bedrooms, master with ensuite and built-in wardrobe, family bathroom
- Double glazed and gas central heating
- Driveway/hardstanding parking, garage
- Low maintenance gravelled and composite decked garden

This is a beautifully presented, recently constructed four bedroom house offering versatile family sized accommodation within a modern estate on the fringe of Bodmin town centre.

The accommodation in brief comprises entrance hall, lounge, dining room which could be used as a 5th bedroom or additional reception room, kitchen/breakfast room, utility room, WC and conservatory. To the first floor is a spacious landing with four bedrooms the master having fitted wardrobes and ensuite shower room, there is also a family bathroom. The property has double glazing and gas fired central heating, along with as mentioned the remainder of a ten year NHBC warranty from August 2021.

Outside, the property is set within a good position within the modern development enjoying far reaching views to front elevations, corner plot setting with garden mainly to the side which is mainly laid to gravel and composite decking for ease of maintenance with stone walling to boundaries. Garage and parking space.

Situated within the modern residential development on the fringe of Bodmin's main town centre the property is within walking distance to local supermarkets and a short distance from the main town centre where it can benefit from a good range of amenities along with local schooling and a college. The property is also positioned conveniently for access onto the main A30 to provide communication within the County and beyond.

Accommodation

Front Entrance	Part patterned glazed door to entrance hall.
Entrance Hall	Good immediate reception area with recessed staircase leading to first floor, door to dining room, door to lounge and door to kitchen/breakfast room which leads through to conservatory, utility and WC.
Lounge	13' 3" x 10' 8" (4.04m x 3.25m) Radiator, TV aerial point and window to front.
Dining Room	10' 10" x 9' 10" (3.30m x 2.99m) Maximum. Good additional reception room which could be used as a second lounge or 5th bedroom if required. Radiator and window to front enjoying far reaching views.
Kitchen/Breakfast Room	20' 3" x 9' 7" (6.17m x 2.92m) Fitted with a modern range of grey fronted base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part-tiled walling adjacent. Inset ceiling spotlights, eye level oven, hob and hood. Built-in fridge freezer and dish washer. Door to utility room and opening to breakfast area.
Breakfast area	Radiator. French doors opening to conservatory.
Utility	6' 7" x 5' 3" (2.01m x 1.60m) Matching base units from the kitchen with working surface over, space and plumbing for washing machine and further low level appliance space. Inset ceiling spotlights. Wall mounted Ideal gas fired boiler. Radiator and part-glazed door to side leading to garden. Door to WC.
WC	5' 3" x 3' 0" (1.60m x 0.91m) Close coupled WC, pedestal wash hand basin with tiled splash back. Radiator and patterned glazed window to side.
Conservatory	8' 7" x 8' 1" (2.61m x 2.46m) Excellent additional space enjoying garden outlook with electric heater, windows to side and rear and French doors to side opening to garden.

First Floor

Landing	Spacious central landing with window to side, access hatch to roof space, door to recessed cupboard and doors to all four bedrooms and bathroom.
Bedroom 1	11' 5" x 11' 0" (3.48m x 3.35m) Including built-in wardrobes with sliding mirror fronted doors. Radiator, TV aerial point and window to side. Door to ensuite.
Ensuite	Suite comprising recessed shower cubicle, pedestal wash hand basin and close coupled WC. Part-tiled walling and towel radiator. Extractor fan and patterned glazed window to rear.
Bedroom 2	9' 10" x 9' 3" (2.99m x 2.82m) Radiator and window to front enjoying far reaching views.
Bedroom 3	11' 7" x 8' 5" (3.53m x 2.56m) Plus door recess. TV aerial point, radiator and window to front enjoying far reaching views.
Bedroom 4	8' 4" x 7' 7" (2.54m x 2.31m) Radiator and window to front enjoying far reaching views.
Bathroom	8' 2" x 6' 5" (2.49m x 1.95m) Suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Towel radiator and extractor fan. Patterned glazed window to rear.
Outside	The main garden is to the side and rear which is laid for gravel with sleeper borders and composite decking for ease of maintenance. Well enclosed with stone walling to boundaries, timber garden shed and further raised composite decking with door leading to garage.



Garage	18' 11" x 9' 9" (5.76m x 2.97m) Light and power connected. Pitch roof for storage and metal up and over door to front. Outside the garage there is a hardstanding parking space for one vehicle.
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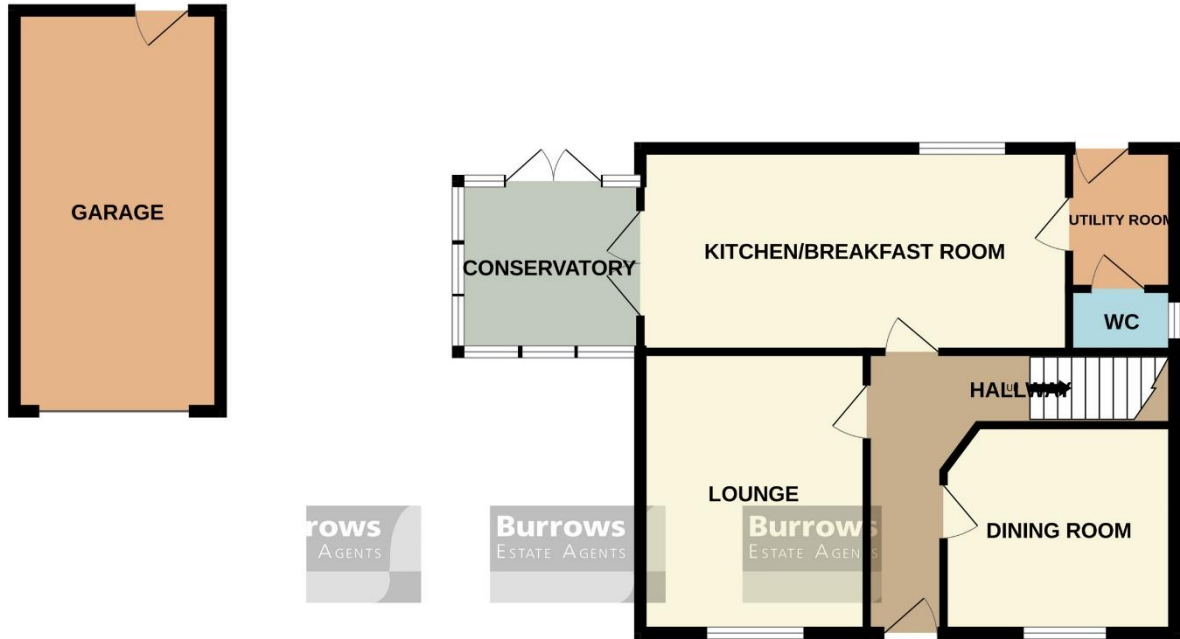
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D as at January 2024

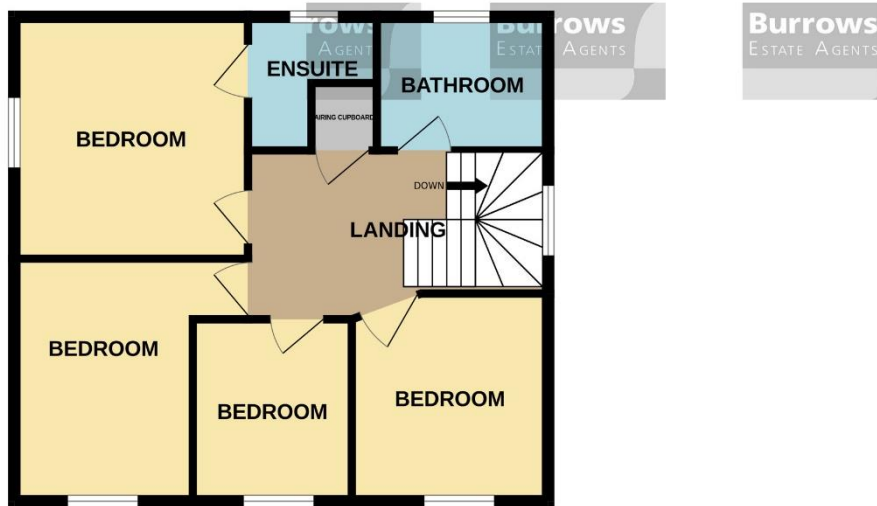
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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