



ESTATE AGENTS, LETTING AGENTS
VALUERS, SURVEYORS, AUCTIONEERS

Tel: 01208 74182

46-48 Fore Street, Bodmin, Cornwall PL31 2HL

e-mail: bodminsales@thepropertyshopcornwall.co.uk

6 MUDGE WALK, BODMIN, PL31 2GJ

****NO ONWARD CHAIN**** A BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM FAMILY HOME SITUATED IN A SECLUDED POSITION ON ONE OF THE OPENINGS MOST POPULAR RESIDENTIAL DEVELOPMENTS OFFERS A WESTERLY FACING ENCLOSED REAR GARDEN PARKING DOUBLE GARAGE AND SPACIOUS ACCOMMODATION THROUGHOUT BUILT IN 2015 OFFERED FOR SALE WITH THE REMAINDER OF NHBC 10 YEAR WARRANTY.

*LOUNGE *KITCHEN BREAKFAST ROOM WITH ADJACENT DINING ROOM
*UTILITY *ENSUITE TO MASTER BEDROOM *DOWNSTAIRS WC *GAS
CENTRAL HEATING *STUDY *WESTERLY FACING ENCLOSED GARDEN



PRICE: £400,000

www.thepropertyshopcornwall.co.uk

ACCOMMODATION LIST (ALL MEASUREMENTS ARE APPROXIMATE).

Mudge Walk is situated in a tucked away position in a convenient location for access to local supermarkets and town centre amenities. The house is situated within 1 mile of the town centre and is well-placed for access to the A30 and A38 trunk roads.

The house is entered via front door with decorative glazed insert which reveals an impressive entrance hallway with staircase and spindled balustrade leading to the first-floor landing. From the entrance hall doors lead off to the lounge, study, kitchen diner and downstairs WC

The lounge is very well appointed with a large rectangular bay window offering additional seating space. The lounge has a door to the rear which accesses the dining room. There is a television point, telephone point and a good number of electric sockets.

The dining area sits adjacent to the lounge and kitchen breakfast room, creating a wonderful open plan type space across the rear of the property. There is a window which offers a pleasant outlook down the rear garden.

The kitchen breakfast room has a set of French doors opening to the rear garden and patio. The kitchen is fitted with a range of modern units of work surfaces, breakfast bar, inset sink and drainer with mixer tap and integrated appliances to include five ring gas hob with extractor hood over, electric double oven and grill, dishwasher and fridge freezer. To the rear of the kitchen is a useful utility room offering further storage units, space for a washing machine and a side door opening to a pathway which leads down the side of the house.

The first-floor landing has a spacious feel with a loft access hatch and large airing cupboard, doors lead off to all bedrooms and the main bathroom.

The master bedroom is a large double with a dual aspect, mostly looking towards the front elevation. This bedroom has beautifully fitted wardrobes offering a good amount of storage space, there is a well-appointed ensuite shower room with double shower cubicle, pedestal wash basin, close coupled WC.

Bedroom two also faces to the front elevation benefits from a built-in storage cupboard over the stairs it is a generous double bedroom.

Bedroom three and four both enjoy aspect of the rear garden and offer far-reaching views to the west over part of the town and the top of the Camel Valley in the distance.

The main bathroom is fitted with a white suite comprising panel bath, pedestal wash basin and close couple WC, bathroom has wood effect flooring and an additional shower attachment is linked to the bath mixer tap.

Outside, the house occupies a position at the top corner of the development, vehicle access is straightforward with a private driveway access from Charnley Drive. The private driveway offers ample parking space directly in front of the detached double garage. The double garage measures **17ft7 x 17ft2** and has two single electric roller doors, it offers ample storage space, secure car parking or space for a workshop-type area there is lighting and power.

The front garden is approached via a footpath and is divided into two areas of lawn bordered by small hedges. There are a couple of borders with a selection of plants and shrubs, a metal gate opens to a side access pathway which is edged by an attractive border, a side door enters the utility area. From here the pathway continues through a timber gate to provide access to the rear garden.

The rear garden comprises a large lawn and a paved patio to the rear of the house. The rear garden has a profusion of plants and shrubs. The rear garden offers a Westerly aspect so is ideal for enjoying any afternoon and evening sunshine.

Main room dimensions lounge 19ft5 maximum into bay window x 12ft1.

Dining room 10ft7 x 9ft

Kitchen breakfast room 16ft6 maximum x 10ft2

Utility room 5ft4 x 5ft2

Master bedroom 12ft7 x 11ft8

Bedroom to 12ft3 maximum x 12ft for maximum 10ft7 minimum

Bedroom three 10ft4 x 8ft10

Bedroom four 9ft9 maximum x 8ft3 maximum

Bathroom 7' x 5'7

EPC BAND: B

COUNCIL TAX BAND: D



www.thepropertyshopcornwall.co.uk



www.thepropertyshopcornwall.co.uk



www.thepropertyshopcornwall.co.uk