



## 43 BURDEN CLOSE, BODMIN, CORNWALL PL31 1NY

PRICE £190,000



WELL PRESENTED, THREE BEDROOM FAMILY HOME WITH GARDENS AND RESIDENTS PARKING, SITUATED WITHIN A POPULAR RESIDENTIAL AREA ON THE SOUTHERN EDGE OF BODMIN. IDEALLY LOCATED FOR OPEN COUNTRYSIDE AND ACCESS TO THE TOWN CENTRE WITH GOOD OPEN COUNTRYSIDE VIEWS TO THE FRONT.

THE GROUND FLOOR OFFERS AN ENTRANCE HALL WITH CLOAKROOM, SPACIOUS KITCHEN DINER AND SPACIOUS LIVING ROOM OVERLOOKING THE REAR GARDEN. ON THE FIRST FLOOR ARE THREE BEDROOMS AND THE FAMILY BATHROOM.

OUTSIDE, THERE ARE GARDENS TO THE FRONT AND REAR WITH PATIO AREA AND MATURE SHRUBS.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



### The Property

Well presented, three bedroom family home with gardens and residents parking, situated within a popular residential area on the southern edge of Bodmin. Ideally located for open countryside and access to the town centre with good open countryside views to the front.

The ground floor offers an entrance hall with cloakroom, spacious kitchen diner and spacious living room overlooking the rear garden. On the first floor are three bedrooms and the family bathroom.

Outside, there are gardens to the front and rear with patio area and mature shrubs.

The property is double glazed and has gas and electric heating. No forward chain.

### Room Descriptions

#### Lounge

4.659m x 3.179m (15' 3" x 10' 5")  
Large window to the rear garden, full glazed U.p.v.c. door.

#### Kitchen/Dining Room

4.670m x 5.488m (15' 4" x 18' 0")  
Built in cupboard, downstairs recess, door to the rear lobby, window to the side and rear, a range of base units with sink.

#### Rear lobby

With glazed U.p.v.c. door to the rear, cloakroom with low level W.C. and wash hand basin, window to the rear, stairs to the first floor.

#### Landing

With roof access, large storage cupboard, plus airing cupboard housing gas fired central heating boiler.

#### Bedroom 3

2.77m x 1.86m (9' 1" x 6' 1")  
Window to the front with countryside views.

#### Bedroom 1

3.78m x 2.59m (12' 5" x 8' 6")  
Window to the front with good countryside views, built in wardrobe cupboard.

#### Bedroom 2

2.57m x 3.48m (8' 5" x 11' 5")  
Built in wardrobe, window to the rear.

#### Bathroom

1.65m x 1.85m (5' 5" x 6' 1")  
Fitted with a three piece white suite with shower mixer tap, shower screen, window to the rear, fully tiled walls, towel radiator.

#### Outside

To the rear there are steps leading down to the rear entrance with lawned area either side, whilst to the front there is a nicely enclosed garden with lawn and patio area.