



Bond
Oxborough
Phillips

Changing Lifestyles

7 Homefield Park

Bodmin

PL31 1DJ



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £395,000



Changing Lifestyles

01208 814055

7 Homefield Park, Bodmin, PL31 1DJ



Modern, spacious, and light-filled living in a peaceful cul-de-sac with beautifully maintained gardens

- Peaceful cul-de-sac location in a sought-after area
- Detached bungalow offering modern, spacious living
- Three double bedrooms, all bright and well-proportioned
- Light-filled open-plan living, dining, and kitchen area
- Contemporary kitchen with integrated appliances
- Sunroom overlooking the rear garden
- Bright lounge with large window and ornamental fireplace
- Private, well-tended rear garden with lawn, patio, greenhouse, and shed
- Garage with power and lighting
- Neatly lawned front garden with mature shrubs and trees
- Council Banding - D
- EPC - C



Tucked away in a peaceful cul-de-sac, this detached bungalow offers a wonderful combination of modern living, generous space, and beautifully maintained gardens. With three double bedrooms, a light-filled open-plan living area, and plenty of parking, it's a home that works perfectly for both everyday family life and entertaining.

Step through the uPVC front door into a welcoming L-shaped hallway with built-in storage and access to all rooms. The lounge is bright and inviting, featuring a large front window, soft carpet, and an ornamental fireplace that adds a cosy, homely touch. Flowing naturally from here, the open-plan living, dining, and kitchen area forms the heart of the home, a sociable, versatile space where family life and entertaining blend effortlessly.

The kitchen is fitted with sleek modern units, plenty of worktop space, and integrated appliances including a dishwasher, oven, grill, and gas hob. From the main living area, the sunroom opens up to the rear garden, offering a light, relaxing space to enjoy a morning coffee or unwind in the evening while overlooking the beautifully kept outdoor space.

All three bedrooms are well-sized doubles, full of natural light and comfort. The family bathroom features a bath, vanity unit with basin, and WC, with a separate shower room providing an additional modern option.

Outside, the bungalow continues to impress. A block-paved driveway provides ample parking and leads to a garage with power and lighting. The front garden is neatly lawned with mature shrubs and trees, while the rear garden is a real highlight, private, well-tended, and perfect for relaxing or entertaining, with a mix of lawn, patio, greenhouse, and storage shed.



Modern, spacious, and full of light, this bungalow is ready to move into and enjoy, a home that combines comfort, style, and practicality in a quiet, sought-after location.

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Bodmin is a historic market town in the heart of Cornwall, offering a great balance of community, convenience, and countryside living. The town provides a wide range of amenities, including supermarkets, independent shops, cafés, pubs, and restaurants, along with well-regarded primary and secondary schools.

For those who enjoy the outdoors, Bodmin is surrounded by beautiful countryside and sits close to Bodmin Moor, offering miles of scenic walks and cycling routes. The popular Camel Trail begins here, stretching all the way to Wadebridge and Padstow.

Homefield Park is one of Bodmin's most sought-after residential areas, known for its peaceful setting, well-kept surroundings, and easy access to the town centre. It's ideally located for those commuting further afield, with quick links to the A30 and A38, as well as Bodmin Parkway train station offering direct services to London and beyond.

Bodmin continues to grow in popularity thanks to its central location, strong community feel, and access to both coastlines within a short drive — making it a fantastic place to call home.



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