



Bond
Oxborough
Phillips

Changing Lifestyles

30 Laroche Walk

Bodmin

PL31 2SB



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £330,000



Changing Lifestyles

01208 814055

30 Laroche Walk, Bodmin, PL31 2SB



Set on the outskirts of Bodmin sits a fabulous four bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Single Garage & Parking
- Spacious Kitchen/Dining Room
- Practical Downstairs W.C
- Private Rear Garden
- 3 Storey
- End of Chain!
- Popular Location
- EPC - B
- Council Banding - D



Bond Oxborough Phillips is thrilled to present 30 Laroche Walk for sale. This fantastic 4-bedroom detached family home is situated in the highly desirable town of Bodmin. Schedule a viewing with us today to see this remarkable property.

Upon entering, you are greeted by a welcoming hallway leading to distinct living spaces. To the left, the expansive lounge beckons, offering an ideal setting for relaxation and quality time with loved ones. Dual aspect windows flood the room with natural light, creating an inviting ambiance throughout. On the right, the kitchen diner awaits, providing ample room for culinary endeavours and communal dining. Double doors seamlessly connect the indoor space to the rear garden, extending the living area outdoors and offering a seamless blend of indoor-outdoor living. Convenience is key with a handy ground floor w/c adding to the practicality of the layout.

Ascending to the middle floor, the master bedroom awaits, complete with a private ensuite for added comfort and luxury. A second double bedroom provides additional accommodation options, while a main family bathroom caters to the needs of residents and guests alike. Venturing to the top floor reveals two further double bedrooms, showcasing the expansive accommodation space this property offers. With versatility in mind, these rooms can adapt to suit various needs, whether it be additional bedrooms, home offices, or hobby spaces. A bathroom on this floor adds to the convenience and functionality of the layout.



Externally, the property boasts a single garage accompanied by parking space for one vehicle, ensuring practicality for modern living. The private rear garden is a tranquil retreat, featuring decking space ideal for al fresco dining or simply soaking up the sunshine. Side access adds to the ease of maintenance and accessibility.

In summary, 30 Laroche Walk presents an exceptional opportunity to embrace comfortable living in a well-appointed residence, offering ample space, convenience, and outdoor serenity. Don't miss your chance to make this property your new home sweet home.

Changing Lifestyles

Welcome to Bodmin, Cornwall – a historic town nestled in the heart of Cornwall's countryside. Surrounded by the rugged beauty of Bodmin Moor, Bodmin offers endless opportunities for outdoor exploration, from scenic walks to historic landmarks like Bodmin Jail and Bodmin Beacon. With a vibrant town center filled with independent shops, cafes, and cultural venues like Shire Hall, Bodmin combines heritage with modern living. Plus, its proximity to the coast means easy access to Cornwall's stunning beaches and coastal villages. Discover the charm and beauty of Bodmin for yourself – it's Cornwall at its finest.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.