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Oxborough
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Changing Lifestyles

4 Sycamore Close

Bodmin

PL31 1QB



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £385,000



Changing Lifestyles

01208 814055

4 Sycamore Close, Bodmin, PL31 1QB



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

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Spacious Modern Kitchen
- Designated Dining Room
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Leased Solar Panels
- Council Banding - D
- EPC - C



Welcome to 4 Sycamore Close, an inviting and well-appointed 4-bedroom detached property located in a quiet residential area of Bodmin. This home offers a modern layout, convenient features, and ample space for comfortable family living and entertaining.

Upon entry, you are greeted by a welcoming hallway, complete with a convenient downstairs W/C, a store cupboard for additional storage, and a practical utility room. Moving further into the home, you'll find the modern kitchen, a cook's dream, offering generous worktop space, a gas hob, and modern appliances, perfect for preparing family meals or hosting dinner parties.

Adjacent to the kitchen, the designated dining room provides ample space for a large dining table – an ideal spot for entertaining friends and family. Extending off the rear of the property, the conservatory adds an additional layer of living space, lending itself beautifully as a year-round relaxation room where you can enjoy the garden views regardless of the season.

The spacious living room, located next to the dining area, is a true highlight of the ground floor, offering plenty of room for comfortable furnishings, making it a perfect place to unwind in the evenings.

Heading upstairs, the property continues to impress. The spacious landing leads to four well-sized bedrooms. The master bedroom is enhanced with built-in wardrobe space and its own private ensuite bathroom for added convenience. Completing the first floor is the family bathroom, which includes a bath with a shower unit, basin, and W/C. An additional airing cupboard on this floor provides further storage options.

Externally, the property does not disappoint. Private parking is available in front of the single garage, and the manicured rear garden – complete with a handy storage shed – offers a wonderful outdoor space for relaxation and play.

This property is chain-free and benefits from leased solar panels, providing energy efficiency for the new owners.

A viewing is highly recommended to appreciate everything this lovely family home has to offer!



Changing Lifestyles

Bodmin is a historic town situated in the heart of Cornwall, offering a blend of heritage, natural beauty, and modern amenities. One of the oldest towns in Cornwall, Bodmin is steeped in history, with notable landmarks such as Bodmin Jail, a fascinating attraction that provides insights into the region's past, and the imposing Bodmin Beacon, offering panoramic views of the surrounding countryside.

The town serves as a gateway to Bodmin Moor, an Area of Outstanding Natural Beauty, ideal for walking, hiking, and exploring the rugged landscape dotted with ancient stone circles and historical sites. Bodmin is also rich in Victorian architecture, and its quaint streets offer a variety of shops, eateries, and local businesses.

Bodmin benefits from excellent transport links, including access to the A30 and A38, making it convenient for travel across Cornwall and beyond. The town also features a railway station on the main line to London Paddington, offering connectivity for commuters and visitors alike.

The nearby Camel Trail, a scenic route for cyclists and walkers, runs from Bodmin through Wadebridge to Padstow, following the picturesque Camel Estuary. This combination of heritage, accessibility, and natural beauty makes Bodmin an attractive and vibrant location for residents and visitors.



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:





Floor 0



Floor 1

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.