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**Kimberley Park Road,  
Falmouth**

**£325,000  
Freehold**





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## **Property Introduction**

This property has the 'wow factor', built to a high specification this contemporary style detached two-bedroom property is a must-see and is offered for sale chain free.

The property has an open plan lounge/kitchen/diner finished beautifully with an on-trend Shaker style quality kitchen with solid oak worktops complete with integrated white goods with inset wall space for the Samsung ultra definition 55" ultra-slim smart TV that comes with the property, underfloor heating and remote-controlled rain sensor 'Velux' windows to name but a few of the finishing touches. The lounge has a feature wall mounted gas log burner and benefits from bi-fold doors leading out to an enclosed patio from where you can enjoy views of Falmouth Harbour, St Mawes Castle and the Carrick Roads.

This super property is light, bright and spacious, finished beautifully with solid oak doors and skirting boards, there is an ultra-modern wet room and to the outside is parking for two cars.

## **Location**

Kimberley Park Road has always been a popular residential area in Falmouth that leads down to the town centre which is approximately 800 metres away. In close vicinity, there is a doctor and dentist surgery, Falmouth Hospital, a bus stop and the beautiful open space of Kimberley Park where in the summer many concerts and events are held. Falmouth has four beautiful beaches to choose from and Gyllyngvase, one of the most popular, is just one mile distant.

Falmouth is a sought after location that offers so much to include the National Maritime Museum, Pendennis Castle, a multi-screen cinema, a wide range of restaurants, bars and cafes and a large variety of retail outlets. Falmouth boasts three train stations that provide transport links to Penryn, Truro and beyond.

## **ACCOMMODATION COMPRISES**

Composite front door opening to:-

### **ENTRANCE PORCH**

'Saltzburg' wood effect grey laminate flooring. The skirting, architraves and internal doors are all solid wood and continue throughout the property. Vaulted storage space. Spot lighting. Wireless video and voice doorbell system. Doors lead off:-



## OPEN PLAN LOUNGE/KITCHEN/DINER 22' 8" x 21' 11" (6.90m x 6.68m) maximum measurements, irregular shape

Wireless electric 'Velux' double glazed skylight windows with auto rain sensors. Wall-mounted feature 'Diablo Next' remote-controlled feature gas wood burner effect fire with slate split face tile surround. Inset recess for wall-hung 55" 'Samsung' smart TV. Bi-fold doors open to the rear patio. To the kitchen area is a range of 'Howdens Shaker' style grey wall and floor mounted cupboards featuring soft close drawers and doors with solid oak worktops over incorporating a 'Belfast 'Villeroy and Boch' sink. 'Hotpoint' Integrated appliances include dishwasher, fridge/freezer, electric fan oven and induction hob and extractor over. Integrated 'Hoover' washing machine and separate 'Hoover' dryer. Wireless home hub heating control for underfloor heating and thermostat. Vaulted ceiling with exposed beam and spotlighting. Two 'Velux' skylights and further double glazed windows. A generous cupboard houses the wall mounted 'Baxi' combination boiler, sensor light and electric panel and provides storage.

## BEDROOM ONE 11' 2" x 10' 9" (3.40m x 3.27m)

Electrically controlled 'Velux' double glazed skylight with electric blackout blind and further double glazed window. Thermostat heating pad. Spotlighting. Aerial socket.

## BEDROOM TWO 12' 9" x 10' 9" (3.88m x 3.27m) maximum measurements

Double glazed window. Spotlighting. Electrically controlled 'Velux' double glazed skylight window with electric blackout blind. Aerial point. Thermostat heating pad.

## BATHROOM

Remote control 'Velux' double glazed window. Vanity hand wash basin unit featuring soft-close doors, low-level WC, glass screen housing wet room area with shower and anthracite heated towel rail opening on a full bath with tiled surround. Slate tiled floor.

## OUTSIDE FRONT

Block paviour driveway provides parking for two vehicles with a fenced surround. Pedestrian access to the side of the property leads around to the rear patio.

## REAR GARDEN

Solid black limestone patio with stunning views of the Carrick Roads and St Mawes Castle. The patio is enclosed with fencing and a path leads to the side of the property

## SERVICES

Mains water, mains drainage, mains electricity and mains gas.

## AGENT'S NOTE

The Council Tax band for the property is band 'C'.

## DIRECTIONS

From the bypass from Asda turn right at the roundabout towards Falmouth and at Union Corner turn left at the roundabout into Trescobas Road. Continue along past Falmouth School and then Falmouth Hospital and just beyond the traffic lights the property can be found on the right-hand side just as you start to go down the hill. If using What3words:- strokes.noses.budgets

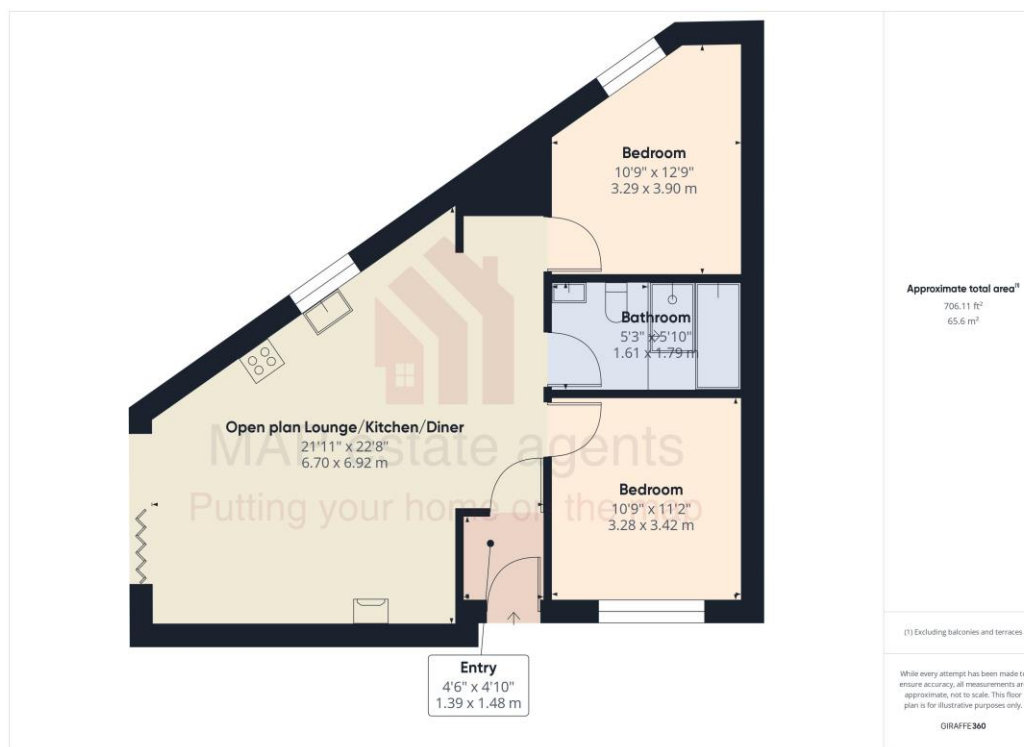


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Stunning detached contemporary home
- High quality finish, Smart home alarm system
- Two bedrooms
- Open plan lounge/kitchen/diner
- Bi-fold doors out to patio
- Sea view from the lounge
- Underfloor gas heating, gas wood burner
- Double glazing and remote control 'Velux' windows
- Kitchen with built-in appliances
- Parking for two cars



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