



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**10 Park Crescent**  
Falmouth, TR11 2DL  
**£575,000**



## 10 Park Crescent

Falmouth, TR11 2DL

A genuinely rare opportunity to acquire a beautifully appointed and comprehensively refurbished four bedroom detached bungalow, occupying an exceptional position overlooking the open lawns and mature trees of Kimberley Park. With private tarmac driveway parking and elegant, thoughtfully extended accommodation, this is a home that combines refined contemporary styling with a highly sought-after park-side setting.

- Comprehensive modernisation and improvement programme throughout
- Full external insulation, new rendered finish and anthracite grey double glazing
- Re-plumbed with replacement boiler, pressurised hot water system and column radiators
- Engineered oak flooring throughout, with tiling to bath and shower rooms, plus subfloor insulation
- Stylish kitchen/dining room with composite stone worktops and central island with breakfast bar
- Nexus range-style cooker and direct access from kitchen to the garden
- Principal bedroom suite with luxurious en-suite featuring marble-topped sink, bidet and roll top bath
- Flexible four-bedroom layout (formerly three doubles) with scope to reconfigure
- Landscaped, low-maintenance garden enjoying evening sun
- Private tarmac driveway and superb park-side position near Falmouth town centre





#### THE PROPERTY

10 Park Crescent has been the subject of a comprehensive programme of modernisation and improvement by the current owner, resulting in a home of impressive quality, comfort and efficiency. Particular attention has been paid to both aesthetics and performance, with full external insulation and a new rendered finish, anthracite grey double glazing, a solid roof added to the former sun room, replacement engineered oak flooring throughout (with tiling to the bath and shower rooms), subfloor insulation, and complete redecoration throughout. The property has also been fully re-plumbed, incorporating a replacement boiler, pressurised hot water system and stylish column radiators, ensuring modern efficiency and excellent water pressure. The driveway has been re-laid, completing what is now a true turnkey home of notable specification.

As illustrated by the floorplan, the accommodation is superbly arranged and beautifully proportioned. The principal bedroom suite provides a peaceful retreat, positioned away from the remaining bedrooms and featuring a luxurious en-suite bathroom fitted to a high standard, complete with a marble-topped sink, bidet and elegant roll top bath. There are three further bedrooms, served by an impressive and stylish family bathroom.

At the heart of the home lies a tastefully refitted kitchen/dining room, designed with both everyday living and entertaining in mind, and enjoying direct access to the garden. The kitchen features composite stone worktops, a Nexus range-style cooker and a central island incorporating a breakfast bar, creating a natural focal point for social gatherings and informal dining.

To the front, the living room centres around a large bay window which takes full advantage of the delightful outlook across the park, an ever-changing green backdrop throughout the seasons.

It is worth noting that the property previously offered three generous double bedrooms rather than four; this configuration could easily be reinstated by the removal of a stud partition wall, should a purchaser prefer fewer, larger rooms.

We believe there is also scope, subject to the necessary consents, to convert the attic space. However, many buyers will find the existing single-level accommodation more than sufficient for modern family living.

#### THE GARDEN AND OUTSIDE

The landscaped garden has been thoughtfully designed with ease of maintenance and enjoyment in mind, ideal for families and pet owners alike. The rear elevation benefits from evening sun, creating a superb setting for summer barbecues and relaxed gatherings with friends and family. The private tarmac driveway provides convenient off-road parking for approximately 3 vehicles.

#### THE LOCATION

Park Crescent is superbly positioned on the edge of Falmouth town centre, directly adjoining Kimberley Park, renowned for its bandstand, children's play area and sweeping lawns linked by attractive pathways.

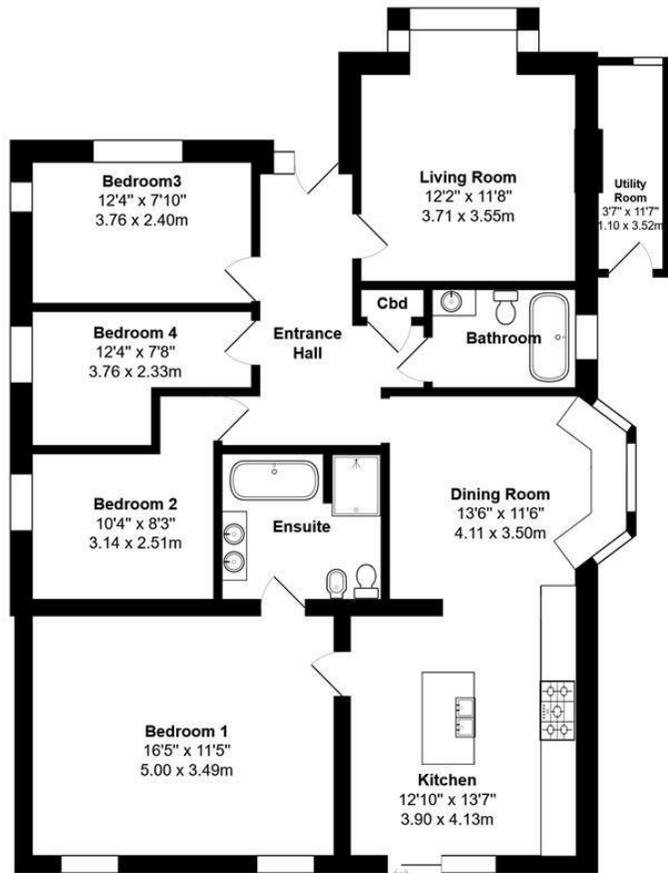
All that Falmouth has to offer is within comfortable walking distance, including a wide array of independent shops, bars, restaurants and public houses. The town's popular beaches, including Gyllyngvase Beach and Swanpool Beach, are also easily reached on foot, as are a variety of water sports facilities and clubs, notably the esteemed Royal Cornwall Yacht Club.

In all, a rare and compelling home in a highly sought-after and wonderfully convenient position.

#### ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our client's onward purchase. Services - mains water, drainage, electricity & gas are connected. Gas central heating. Council Tax - Band D. EPC Rating - 73(C)





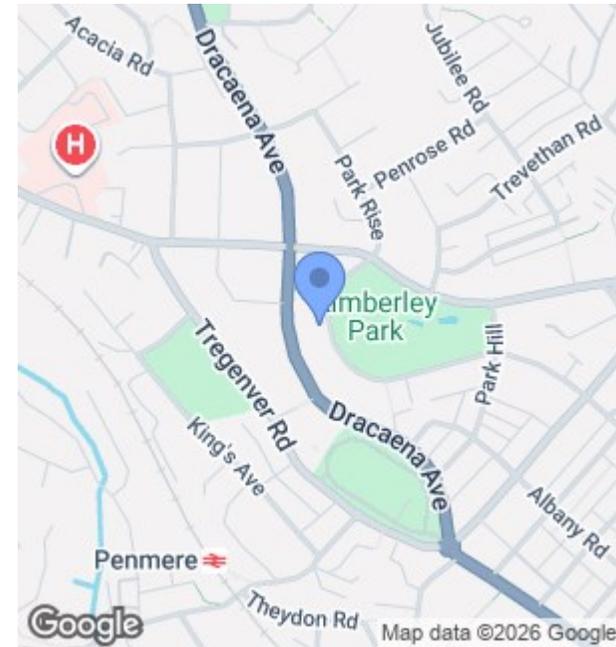
10, Park Crescent, Falmouth, TR11 2DL

Total Approx Area: 1055 ft<sup>2</sup> ... 98.0 m<sup>2</sup> (excluding utility room)

All measurements are approximate and for display purposes only

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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