Laskowski &Co



5 Kimberley Croft, Trevethan Rise, Falmouth, TR11 2EB

Guide Price £495,000

Located within a refined and select gated development on the immediate outskirts of Falmouth town, offering convenient yet walkable access to amenities including shops, schools and popular seafront alike; a substantial and superbly presented 5 bedroom, 4 bath/shower room townhouse, arranged over 4 levels, boasting semi-open plan living/kitchen/dining room to the first floor, with balcony to the front aspect and enclosed garden terrace to the rear, principal bedroom with en-suite, integral garaging, and driveway parking for 2 vehicles. In all, a highly desirable modern home with spacious proportions, plentiful storage and requiring little external maintenance. Viewing highly recommended!

Key Features

- Modern and spacious townhouse
- Pleasant and elevated outlook
- Close to popular Kimberley Park
- Highly regarded gated development
- 5 bedroom, 4 bath/shower room accommodation
- Moments walk from the town centre
- Driveway parking with integral garage
- EPC rating C











From Trevethan Road, a gated communal entrance gives access to the communal pathway in Kimberly Croft, accessible for residents only.

THE ACCOMMODATION COMPRISES

From the gated entrance, a tarmacadam communal driveway leads to the brick pavia driveway for Number 5, with space enough for two vehicles in parallel. An entrance covering, spanning the width of the property, leads to a panel door with exterior courtesy light, opening into the:-

RECEPTION HALLWAY

Stairs with handrail rise to first floor level. Radiator. Door leading to the:-

INTEGRAL GARAGE

With electric remote controlled up-and-over door, offering excellent dry storage or parking for one vehicle. Electrical consumer unit, strip light, panel door leading into the:-

GUEST BEDROOM SUITE

Incredibly useful and well proportioned, with the option to utilise as a prospective purchaser may wish, currently used as guest accommodation, providing plentiful space for bedroom furniture. Part-glazed rear entrance door allowing access onto the terraced rear garden. Four pane casement window with deep sill. Corner cupboard housing unvented hot water tank, space and plumbing for washing machine, together with Worcester combi boiler providing domestic hot water and heating. Radiator, ceiling light, TV aerial point, telephone point. Tile-effect flooring, panel door to:-

EN-SUITE SHOWER ROOM

Low flush WC, wall-mounted wash hand basin with mixer tap and tiled splashback. Corner shower cubicle with mains powered shower, wall-mounted control and folding shower door. Heated towel rail, extractor fan, ceiling light. Tiled flooring.

FIRST FLOOR

LANDING

Continuation of staircase rising to second floor level. Part-galleried to stairwell below, ceiling light. Door leading to the:-

SEMI OPEN-PLAN KITCHEN/LIVING/DINING AREA

Incredibly bright, light and spanning the depth of the property, with doors to both the front and rear elevations. To the front, a set of part glazed casement doors lead onto a particularly appealing balcony area and to the rear, a part-glazed rear entrance door to the paved and terraced rear garden. In all, a wonderfully social space in which to enjoy both outdoor and indoor living, particularly in the finer spring and summer months.

LIVING AREA

With outlook to the rear from a part glazed entrance door and ancillary four pane casement window enjoying much natural night, a particularly bright and cosy living space with engineered oak flooring, ceiling light with complimentary wall lights. Radiator, telephone point, TV aerial points. Open to the:-

KITCHEN/DINING AREA

Once again, drawing plentiful light form the front elevation via casement doors and set with units to one side, forming a stylish and well appointed kitchen with panelled units set both above and below a polished stone worksurface with inset one and a half bowl sink with drainer and mixer tap. High quality fitted appliances to include Bosch electric oven with grill feature, four ring gas hob with splashback and Bosch stainless steel extractor, integrated tall fridge/freezer, Montpellier dishwasher. Undercabinet lighting, continuation of engineered oak flooring, two radiators, ceiling light with dimmer switching. Deep recess to far side providing space for a sizeable table and chairs.

BALCONY

An incredibly appealing feature for this particular property, immediately accessible from the kitchen/diner, with railing to three sides, exterior courtesy light and tiled base. Offering a favourable sunny and almost southern aspect providing a perfect sitting out spot to enjoy sun through the morning and early afternoon.

SECOND FLOOR

LANDING

Part-galleried to stairwell below. Turning staircase continues to third floor level. Panelled doors leading to bedrooms one, two, large storage cupboard with hanging rail and shelf, and finally, the family shower room. Radiator, ceiling light.

BEDROOM TWO

A well proportioned double bedroom with double glazed sash window to front elevation providing an elevated and far reaching outlook over a snapshot of Falmouth town. Radiator, ceiling light, telephone point, TV aerial point.

BEDROOM ONE

Located to the rear of the property, with light via a double glazed sash window and radiator under. Comprehensive built-in storage to one side providing plentiful wardrobe space, along with drawers set under and accompanying display area. Ceiling light, TV aerial point, door to the:-

EN-SUITE BATHOOM

Fully tiled throughout, with wall-mounted wash hand basin and mixer tap, low flush WC with concealed cistern, and bath with mixer tap, shower attachment and glazed shower screen. Heated towel rail, strip light/shaver socket, ceiling light, extractor fan.

MAIN SHOWER ROOM

A white three piece suite, once again, fully tiled with neutral contemporary tiling, comprising low flush WC with concealed cistern, wall-mounted wash hand basin with mixer tap, heated towel rail and broad double width shower with sliding door and mains powered shower with wall-mounted controls. Ceiling light, extractor fan, strip light/shaver socket.

THIRD FLOOR

LANDING

Part-galleried to stairwell below. Sash window with deep sill and elevated outlook along Trevethan Road. Ceiling light, doors to bedrooms three and four, and the bathroom. Further panelled door door to storage cupboard with shelving and hanging rail.

BEDROOM FOUR
Another well sized double bedroom providing ample space for furniture including drawers and cupboards etc. Angled roof with ceiling beams. Radiator, telephone point, TV aerial point. Sash window providing an open outlook, with deep sill and radiator under. Ceiling light.

BATHROOM
A modern and white three piece suite comprising low flush WC, floating wash hand basin with mixer tap, and bath with mixer tap and overhead shower, together with side shower screen. Fully tiled throughout. Heated towel rail, extractor fan, ceiling light.

BEDROOM THREE
A nicely sized double room with double glazed sash window to front elevation, providing a pleasant tree-lined outlook over outer Falmouth, with deep sill and radiator under. Part-exposed ceiling beams, loft hatch. Built-in cupboard with shelf and hanging rail, further cupboard providing extra storage for convenience. Ceiling light, TV aerial point, telephone point.

THE EXTERIOR

REAR GARDEN TERRACE
An enjoyable outside area with two distinctive terraces, the lower accessed via a secure wrought iron staircase, providing access onto a paved patio area, ideal for planters or garden furniture. Retaining wall to far side with raised beds comprising sub-tropical planting and established shrubbery. Stairs descend from the lower patio, allowing access into the rear of the building via the guest bedroom suite. The secondary area, laid to all weather turf, provides another low maintenance and useable space, bordered by Agapanthus and tall established bushes. A side passageway laid to stone shingle, could potentially be utilised for further storage needs, if required. We understand the rear garden terrace captures the late afternoon and evening sun.

DRIVEWAY
Tarmacadam communal drive leading onto a brick pavia drive, providing parking in parallel for two cars. Covered entranceway giving access to the garage. Exterior courtesy light, water tap, raised planted borders.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX
Band E - Cornwall Council.

TENURE
Freehold.

VIEWING
Strictly by telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENTS NOTE
Communal charges: £1280 per year paid in two instalments to cover, insurance, electric lighting and electric gate maintenance. Every 5 years each property is painted which covers windows, doors, masonry and boundary walls. Kimberley Croft is managed solely by the residents.

















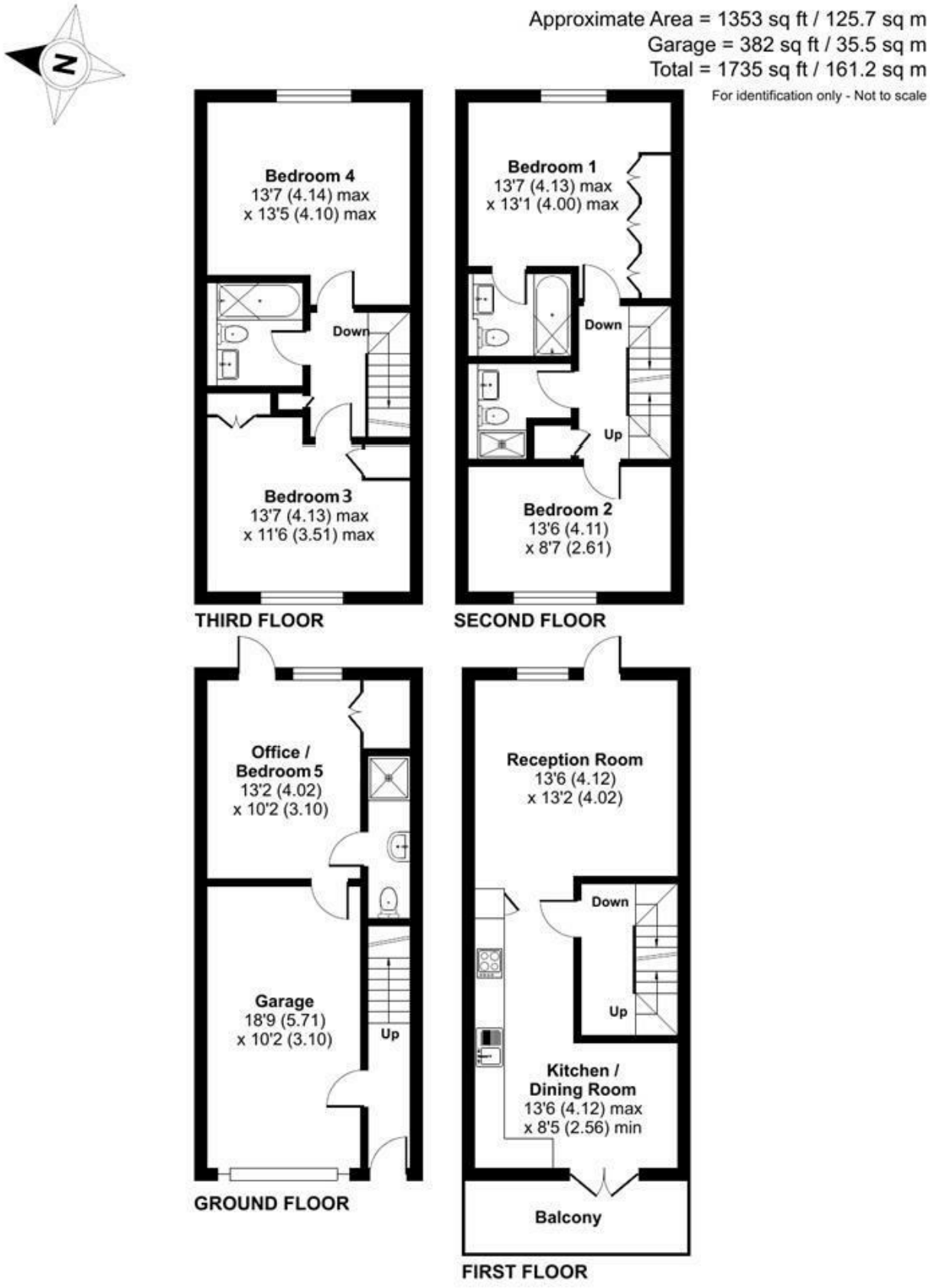




Floor Plan

Trevethan Rise, Falmouth, TR11

Approximate Area = 1353 sq ft / 125.7 sq m
Garage = 382 sq ft / 35.5 sq m
Total = 1735 sq ft / 161.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Laskowski & Company. REF: 1334143