



## Keswick

Offers in the region of **£585,000**

1 Fenton, Keswick, Cumbria, CA12 4AZ

An outstanding three bedroom semi-detached house conveniently situated on a tranquil side road in a highly desirable residential location under one mile from Keswick town centre and occupying an idyllic site in a most appealing rural setting with surrounding beautifully mature landscaped gardens and spectacular fell views.

This house is equally suitable as a primary home, recreational second home or for lucrative holiday letting.

Viewing is highly recommended.

### Quick Overview

Outstanding semi-detached house  
 Idyllic elevated site with surrounding beautifully mature landscaped gardens  
 Delightful rural setting with spectacular fell views  
 Tranquil side road location in a highly desirable residential area  
 Under one mile from Keswick town centre  
 Ground floor bedroom or sitting room and two first floor bedrooms  
 Living / dining room and fitted dining kitchen, utility room and WC  
 Luxury shower room  
 On-site parking areas and detached garage  
 Viewing recommended

Property Reference: KW0377



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Ultrafast  
1000Mbps



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Living Room



Living Room



Living Room



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Vestibule

With access to the external terrace.

#### Inner Hall

With radiator.

#### Entrance Hall

Approached from the paved courtyard, radiator.

#### Living / Dining Room

With windows to three elevations including bay window, two radiators, period style fireplace with electric fire.

#### Bedroom One or Sitting Room

With radiator.

#### Dining Kitchen

With fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, plinth radiator, integrated oven, hob, extractor unit, space for freezer, plumbing for dishwasher, space for fridge, two roof lights, radiator, built in cupboard.

#### Utility Room

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, plumbing for washing machine, space for dryer, external door.

#### WC

With WC, wash hand basin, radiator, ceramic wall tiling.



Living Room



Dining Kitchen



Bedroom One / Sitting Room



Bedroom Two



Bedroom Three



Shower Room

## First Floor:

### Landing

With built in eaves cupboard.

### Bedroom Two

With radiator, built in eaves cupboards.

### Bedroom Three

With radiator, built in eaves cupboards.

### Shower Room

With WC, vanity wash hand basin, bidet, large shower cubicle with marble effect panels, ceramic wall tiling, heated towel rail.

### Outside:

Surrounding mature gardens comprising external seating terrace, extensive lawn, range of well stocked borders with year-round interest, established trees, paved inner courtyard, block paved paths and driveway providing on-site parking areas, detached garage with electric light and power, greenhouse, two external stores.

### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Tenure

Freehold.

### Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Station Street in Keswick town centre proceed onto St John's Street and then onto Ambleside Road and Manor Brow. The entrance to Fenton is located on the left after passing the entrance to Lakeland Park on the right.

### Price

Offers in the region of £585,000.



Front Garden



View



View



Parking and Garage

Request a Viewing Online or Call 01768 741741

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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# 1 Fenton, Keswick

Approximate Area = 1424 sq ft / 132.2 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Garage = 214 sq ft / 19.8 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 1731 sq ft / 160.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1151473

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Request a Viewing Online or Call 01768 741741