

Cumbrian Properties

1 Larch Grove, Keswick



Price Region **£479,000**

EPC-D

Extended detached bungalow | Close to Keswick town centre

Dining Lounge | 3 bedrooms | Sun room

Gardens and parking | Views to Latrigg fell

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2/ TREE TOPS, 1 LARCH GROVE, KESWICK

Located within the Lake District National Park, situated on a small private cul-de-sac, only a mile from Keswick town centre with its wide range of amenities including the renowned Theatre by the Lake, an extended three bedroom detached bungalow with fabulous views to the rear to Latrigg fell. The double glazed and gas central heated accommodation briefly comprises of entrance hall, dining lounge, kitchen, sun room, three bedrooms (one with en-suite cloakroom) and bathroom. Low maintenance gardens to the front incorporating off street parking, low maintenance rear garden with decked seating area and patios leading to the well stocked tiered garden, stone built bothy and two sheds. Keswick is a traditional market town with an abundance of quality restaurants, pubs, local shops and craft outlets, cinema and outdoor branded shops. Located close to the A591 giving easy access to the central and south lakes, and with the A66 close by giving access to the M6 and Penrith mainline railway station (around 20 minutes' by car). To the rear of the property there is access to the old Keswick to Threlkeld railway line which has been resurfaced to accommodate walkers, cyclists and wheelchair users. From here the local Primary school and the town centre can be accessed in approximately 10 – 15 minutes walking or cycling.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hallway.

ENTRANCE HALLWAY Radiator, wood effect flooring, loft access, cloaks cupboard and doors to all rooms.



ENTRANCE HALLWAY

KITCHEN (14' x 9'4) Fitted kitchen with complementary worksurfaces, tiled splashbacks, stainless steel single drainer sink with mixer tap, four ring electric hob with extractor above. Integrated double oven, space for fridge/freezer and plumbing for dishwasher and washing machine. Door to airing cupboard, panelled ceiling with spotlights, tile effect vinyl flooring and UPVC double glazed window. Door to rear porch.



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REAR PORCH (15'10 max x 11' max) Step down from the kitchen, radiator, tile effect flooring, double glazed windows and rear door. Opening into the sun room.

SUN ROOM Double glazed windows overlooking the garden with views across to Latrigg.



SUN ROOM

DINING LOUNGE (24' max x 12' max)

LOUNGE AREA – Fireplace with wooden surround and marble hearth, radiator, coving to ceiling and UPVC double glazed window. An archway leads through to dining area.

DINING AREA – Radiator and two UPVC double glazed windows with views across to Latrigg.



DINING LOUNGE

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BEDROOM 2 (11'6 max x 10') Radiator and UPVC double glazed windows.



BEDROOM 2

BEDROOM 1 (11'9 x 11'5) Radiator and UPVC double glazed window.



BEDROOM 1

BEDROOM 3 (16'8 max x 8'4) Converted from the garage with UPVC double glazed window, wood effect flooring and door to en-suite cloakroom.



BEDROOM 3

EN-SUITE CLOAKROOM Two piece suite in white with low level WC and wash hand basin over vanity unit. Tile effect flooring and houses the boiler.



EN-SUITE CLOAKROOM

BATHROOM (7'4 x 5'10) Three piece suite comprising shower over panelled bath, low level WC and wash hand basin over vanity unit. Chrome towel rail radiator, tiled flooring, panelled ceiling with spotlights, tiled walls and UPVC double glazed frosted window.



BATHROOM

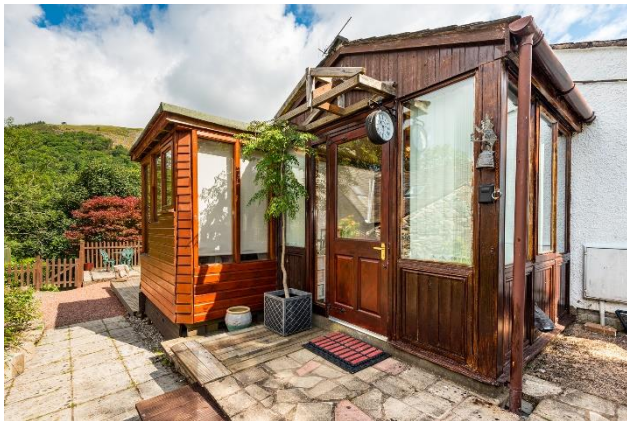
OUTSIDE The property is approached over a tarmac driveway providing off road parking with a further parking space to the side. Low maintenance garden with flower borders and gated access to either side and rear gardens.

To the right hand side of the property is a lawned garden with a pathway leading down to the tiered garden with seating areas and garden shed.

To the left hand side of the property are low maintenance gardens laid to stone chippings with various patio areas, raised beds and stone built bothy. Gated access to the tiered garden.

To the rear of the property there is access to the old Keswick to Threlkeld railway line which has been resurfaced to accommodate walkers, cyclists and wheelchair users. From here the local Primary school and the town centre can be accessed in approximately 10 – 15 minutes walking or cycling.

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GARDENS

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VIEW

DIRECTIONS – From Keswick town centre proceed onto Penrith Road and bear left at the bend onto the A591 signposted for the M6. The entrance to Larch Grove is the first turning on the left as identified by our for sale board.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band D

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

