

PFK

1 Grange Park, Keswick, Cumbria CA12 4AY
Guide Price: £685,000





LOCATION

Grange Park is located just a short distance from Keswick town centre and all amenities. Keswick is a bustling market town situated in the Lake District National Park approximately 18 miles west of Penrith and J40 of the M6 motorway via the A66. Keswick lies adjacent to Derwentwater, surrounded by stunning fells and provides a range of shops, hotels, restaurants, pubs and other tourist attractions, together with the renowned Theatre by the Lake.

PROPERTY DESCRIPTION

A well presented 1970's detached property in a quiet, elevated residential part of Keswick with stunning views towards the surrounding Lakeland fells and Bassenthwaite lake. The property has spacious and light accommodation laid out over ground and lower levels, with a large open plan living/dining room which has a large window to enjoy the expansive views, kitchen/breakfast room, rear porch/sunroom, cloakroom/WC, family bathroom and three double bedrooms, one with ensuite. On the lower floor is a large storage room, utility with access to the rear garden, workshop/fourth bedroom and access to the integral double garage. Externally the property is set on a generous corner plot with large lawned gardens to the front and side, and mature garden to the rear with patio seating area. All within a short drive or walk from Keswick town centre.

ACCOMMODATION

Hallway

2.95m x 1.27m (9' 8" x 4' 2")

Accessed via a glazed front door into an entrance porch with further glazed door leading into the hallway. With stairs leading to the first floor, giving access to the accommodation, and further stairs leading down to the lower ground floor.

Landing

6.25m x 1.03m (20' 6" x 3' 5")

With radiator and doors giving access to the main accommodation.

Kitchen

5.06m x 2.64m (16' 7" x 8' 8")

A rear aspect room, fitted with a range of high gloss, matching wall and base units with complementary Honister slate work surfacing, incorporating sink with mixer tap and high gloss splashbacks. Integrated countertop mounted hob with extractor over and separate oven integrated at eye level, freestanding fridge freezer and plumbing and space for an under counter washer/dryer. Space for a small dining table, radiator and UPVC glazed door out to the rear porch/sun room.

Rear Porch/Sun Room

1.86m x 1.57m (6' 1" x 5' 2")

Glazed to three sides, with fitted work surfacing with storage below and UPVC door leading out to the garden.

Living/Dining Room

5.10m x 7.66m (16' 9" x 25' 2")

A spacious, triple aspect reception room enjoying wonderful views over Bassenthwaite and towards the surrounding Lakeland fells. With feature stone fireplace housing a gas fire, two radiators and wall mounted lighting.

Cloakroom/WC

1.77m x 1.80m (5' 10" x 5' 11")

Fitted with concealed cistern WC and wash hand basin in a vanity unit, tiled walls and vertical heated towel rail.

Bedroom 1

3.93m x 3.31m (12' 11" x 10' 10")

A side aspect double bedroom with radiator.

Bedroom 2

2.70m x 3.87m (8' 10" x 12' 8")

A side aspect double bedroom with radiator and loft access hatch.

Bathroom

1.76m x 3.00m (5' 9" x 9' 10")

Fitted with a three piece suite comprising P shaped bath with electric shower over, concealed cistern WC and wash hand basin in vanity unit. Tiled walls and flooring, vertical heated towel rail and obscured front aspect window.

Bedroom 3

3.95m x 3.61m (13' 0" x 11' 10")

A side aspect double bedroom, benefitting from fitted wardrobes with mirror fronted sliding doors, radiator and door to the ensuite.

Ensuite Shower Room

1.77m x 1.96m (5' 10" x 6' 5")

Fitted with a three piece suite comprising shower cubicle with electric shower, wash hand basin in vanity unit and WC. Tiled walls and flooring, vertical heated towel rail and obscured front aspect window.

LOWER GROUND FLOOR

Hallway

1.01m x 2.22m (3' 4" x 7' 3")

With radiator, doors giving access to all rooms and door into the integral garage.

Storage Cupboard

1.84m x 0.90m (6' 0" x 2' 11")

With fitted shelving.

Utility Room

2.97m x 2.68m (9' 9" x 8' 10")

Fitted with a range of matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Plumbing for undercounter washing machine and space for under counter tumble dryer, radiator and glazed door out to the rear.

Study/Bedroom 4

5.23m x 2.57m (17' 2" x 8' 5")

A versatile, rear aspect room with radiator and enjoying views over the mature garden.

EXTERNALLY

Gardens and Parking

The property is set on a generous corner plot, with the gardens to the front and side mainly laid to lawn, with a driveway to the front providing offroad parking and leading to the integral garage. To the rear, there is a lovely mature garden enjoying beautiful surrounding views with a patio seating area adjoining the property and steps leading down to the lower level garden and access to the utility room and the lower ground floor of the property.

Garage

5.08m x 4.91m (16' 8" x 16' 1")

With electric roller door, power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.

The EPC rating is D.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band G

Viewing: Through our Keswick office, 017687 74546.

Directions: From the office head right towards Ambleside Road, continue up the hill on to Manor Brow taking the next left signposted Fenton then immediately right into Grange Park. The property is the first house on the right hand side on the corner plot.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1920.98 ft²
178.46 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for plan or for illustrative purposes only.

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