

6 FENTON,
KESWICK

Edwin
Thompson



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The UK's number one property website

6 Fenton, KESWICK, Cumbria, CA12 4AZ

Brief Résumé

Extended, immaculately updated and maintained FOUR-bedroomed family semi-detached house with large driveway, integral garage, and gardens front and rear in elevated quiet residential area with far reaching views. Early inspection strongly advised.

Description

This property occupies a favoured elevated position on a private road within the town, but benefitting from open fields opposite, and stunning panoramic views over the town of the surrounding mountains. Stunning views from the Living Room, and main two bedrooms.

To the front the property has a lawned garden and driveway for parking, integral garage and to the rear a split-level garden with a sizeable patio. Inside the accommodation offers, on the ground floor: Entrance Hallway, Living Room, modern family Kitchen/Dining Room with a range of base and wall units, integral appliances including steam oven, and showpiece fireplace recessed to the chimney breast, extended Garden Room/Orangery, Utility Room, and WC (two piece). On the first floor there are four bedrooms in total – three of which being double - and one used as a Study – Master Bedroom having walk-through dresser with 4 double wardrobes, Shower Room, AND Family Bathroom. The property benefits from double glazing and gas central heating, fired by the combination boiler located in the Garage.

Edwin Thompson thoroughly recommends internal viewing of this property to appreciate both its location and quality of size, fixtures, and fittings.

Directions

From Keswick town centre follow St John's Street which becomes Ambleside Road and continues up a steep hill with zigzag bends to become Manor



Brow. Continue over the brow of the hill and at the bottom of the next dip in the road before it again rises steeply there is a turning on the right to Lakeland Park and a turning on the left to Grange Park and Fenton. Take the left-hand turning and immediately bear left again onto Fenton where the property will be found along on the right-hand side.

Accommodation:

Ground Floor

Entrance Hallway

Entrance door. Understairs cupboard. Radiator. Door to Living Room. Door to Kitchen/Dining Room. Staircase to first floor.

Living Room

Window with views. Fireplace with living flame gas fire. Two radiators.

Kitchen/Dining Room

Window. Fitted wall and base units. Work surface. Stainless steel sink. Electric oven. 5-ring gas hob. Steam oven. Dishwasher. Space for American-style fridge/freezer. Fireplace. Space for Dining Table. Door to Utility Room. Open to:

Garden Room

French style double doors to rear patio. Radiator.

Utility Room

Radiator. Worktop. Space for dryer. Plumbing for washing machine. Door to Garage. Door to:

WC

Window. Two-piece suite comprising WC and washbasin. Heated towel rail.

Garage

Carriage door (not vehicular accessed). Light and power. Combination boiler.



First Floor

Landing

Two radiators. Access to all upper floor rooms.

Master Bedroom

Window with views. Double bedroom. Radiator. Open to:

Dressing Area

Four double wardrobes with double hanging.

Shower Room

Window. Three-piece suite comprising WC, twin wash vanity basin, and shower cubicle. Heated towel rail.



Bedroom Two

Window with views. Double bedroom. Radiator.

Bedroom Three

Window. Radiator. Alcove cupboard.

Bedroom Four

Currently used as a Study. Window. Radiator.

Bathroom

Window. Three-piece suite comprising WC, washbasin, and P-Shaped bath with shower above. Heated towel rail.

Outside

To the front is pleasant, enclosed garden, with spacious driveway leading to the front door and garage. The back garden includes a patio and potting shed.

Services

Mains gas, water, electricity, and drainage all connected. Gas central heating and hot water fired by the boiler located in the Garage.

Tenure

Freehold.

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client who identifies the property as being within Band "D". The Cumberland Council website quotes the total Council Tax payable for the year 2022/23 as being £2140.86. (As of November 2023).



Mobile phone and Broadband services

CA12 4AZ Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



CA12 4AZ Broadband

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

↓ Download: 8.2 Mbps

↑ Upload: 4.3 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3326318



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Edwin Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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