

Cumbrian Properties

31 Calvert Way, Keswick



Price Region £495,000

EPC-B

Stunning semi-detached home | Lake District views
Gardens, drive & sun room | 3 bedrooms | 3 bathrooms
Built to a high specification | Local Occupancy Applies

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 31 CALVERT WAY, KESWICK

A beautifully presented home offering exceptional specification throughout in one of Keswick's most desirable areas. This property boasts three generously sized double bedrooms, two modern shower rooms including a stylish en-suite to the master. A bright and airy lounge with a multi fuel log burner creating a warm and inviting living space while the rear garden and sun room offer breathtaking views of the surrounding fells of the Lake District. This is a must see property and is situated on a no-through road with a generously sized driveway providing ample parking. The double glazed and gas central heated accommodation, with the added benefit of solar panels, can be sold fully furnished – subject to separate negotiation. **LOCAL OCCUPANCY CLAUSE APPLIES.**

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entry via a glazed wooden door to a spacious entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor and glazed wooden door to the lounge.

LOUNGE (14' x 13') Double glazed windows to the front, radiator, multi fuel stove set on a marble base, understairs storage cupboard and door to shower room and dining kitchen.



LOUNGE

SHOWER ROOM Three piece suite comprising WC, wash hand basin and a walk-in shower with a rainfall shower attachment above. Tiled walls, tiled flooring, Led spotlights and a stainless steel towel rail.



SHOWER ROOM

3/ 31 CALVERT WAY, KESWICK

DINING KITCHEN (17' x 11') Fitted kitchen incorporating a four ring electric hob with extractor above, a 1.5 bowl sink unit with mixer tap, integrated dishwasher, oven and grill, microwave and wine fridge. Space and plumbing for a free standing American style fridge/freezer, LED under counter lighting, laminate flooring, door to utility and UPVC double glazed doors giving access to the rear garden.



DINING KITCHEN

UTILITY Plumbing for washing machine, space for tumble dryer, laminate flooring.

FIRST FLOOR LANDING Radiator, laminate flooring and doors to bedrooms and bathroom.

BEDROOM 1 (13' x 9') Double glazed windows to the rear, radiator and door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising WC, wash hand basin with mixer tap and a walk-in shower with rainfall shower attachment above. Tiled flooring, tiled splashbacks, stainless steel towel rail and LED spotlights.

4/ 31 CALVERT WAY, KESWICK



EN-SUITE TO BEDROOM 1



BEDROOM 2 (12' x 10') Double glazed windows to the front, radiator and laminate flooring.

BEDROOM 3 (12'6 max x 10') Double glazed window to the rear, radiator and laminate flooring.



BEDROOM 2



BEDROOM 3

FAMILY BATHROOM Three piece white suite with WC, wash hand basin with mixer tap and a Jacuzzi style bath with shower attachment above. Tiled flooring, tiled splashbacks, LED spotlights, stainless steel radiator, storage cupboard and double glazed frosted windows to the front.



FAMILY BATHROOM

5/ 31 CALVERT WAY, KESWICK

OUTSIDE To the front of the property is a unique and one off spacious driveway which could easily house up to six cars. Gated access to the spacious rear gardens which include a fully double glazed sun room with power, timber shed and privately built wood storage containers.



REAR GARDEN WITH SUN ROOM



VIEW TO THE FRONT

6/ 31 CALVERT WAY, KESWICK

TENURE We are informed the tenure is Freehold. Local Occupancy Clause applies.

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

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.

