

23 CALVERT WAY
KESWICK
CUMBRIA

Edwin
Thompson



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23 Calvert Way

Keswick, Cumbria, CA12 4LZ.

Brief Résumé

Extremely rare purchase opportunity to acquire a family sized four-bedroom semi-detached house built circa 2017 by Atkinsons. Exceptional views, super rear garden, off-road parking. Early viewing strongly recommended. Local occupancy restrictions apply.

Description

Within easy proximity to the town centre in a much sought-after area of Keswick in the heart of the Lake District National Park, Calvert Way is ideally located to enjoy many fantastic walks straight from your doorstep. Within the town itself there are a wide range of amenities and entertainment including the renowned Theatre by the Lake, supermarkets, leisure facilities and schools.

The property offers a fantastic family accommodation briefly comprising Breakfast Kitchen/Dining Room with bi-fold double doors out to and overlooking the enclosed rear garden, has integral appliances and a fantastic range of base and wall units, dresser, and breakfast bar. Next to the Kitchen is the Utility Room housing the combination boiler, plumbing for washing machine and access to the ground floor Shower Room (three-piece). The Living Room has a feature fireplace and a lovely view over the green in the middle of the family-orientated estate with glimpses of the Lakeland Fells. To the first floor is a good-sized landing with two storage cupboards and gives access to the four bedrooms (en-suite to Master Bedroom) and Bathroom.



There is side-by-side off road parking to the front of the property and has gated side aspect access to the rear garden, which is enclosed for privacy considerations and laid mostly to lawn with views towards Skiddaw.

The house is completed with contemporary decoration throughout giving it a bright and airy feel, with solid oak internal doors, double glazing to all windows and gas central heating. There is external electricity points and a water tap to the side.



Accommodation:

Entrance Hallway

Entrance door. Storage cupboard. Access to Living Room, Kitchen, and staircase to first floor.

Living Room

Windows. Feature fireplace. Radiator.

Breakfast Kitchen/Dining Room

Window. Three roof windows. Base and wall units. Dresser. Electric oven. Electric hob. Dishwasher. Breakfast bar. Space for dining table. Radiator. Bi-fold doors to rear garden. Door to:

Utility Room

Combination boiler. Plumbing for washing machine. External door to rear garden. Door to:

Shower Room

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



First Floor

Landing

Two storage cupboards. Access to four bedrooms and bathroom. En-suite to Master Bedroom.

Master Bedroom

Window. Radiator. Door to: -

En-Suite Shower Room

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

Bedroom Two

Window. Radiator.

Bedroom Three

Window. Radiator.

Bedroom Four

Window. Radiator.



Bathroom

Window. Three-piece suite comprising WC, wash basin and with shower above.

Outside

Off Road Parking/Driveway front giving access to entrance door. Gated side aspect access.

Superb rear garden laid mostly to lawn with lovely views.



Services

Mains gas, electric and water are connected. Mains drainage. Central heating and domestic hot water provided by combination boiler in the Utility Room.

Council Tax

We are informed by our client who identifies the property as being within Band "C" and the Allerdale Borough Council website lists the Council Tax payable for the current year, 2022/23 as being £1,665.12

Tenure

Freehold.

Agents notes

Occupancy restrictions apply.

Offers

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

Viewing

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

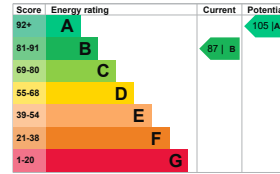
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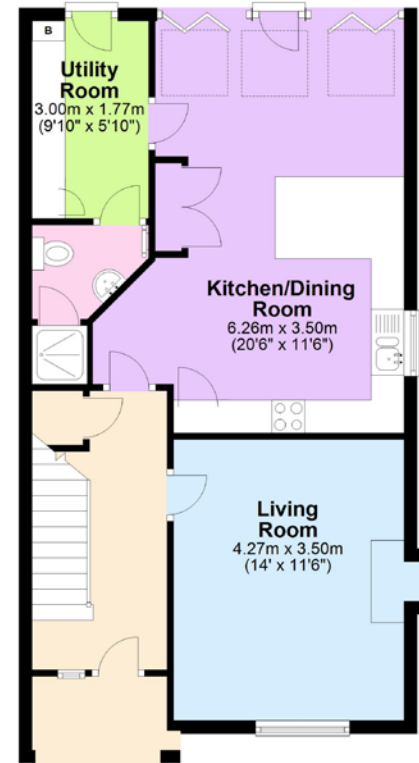
28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk

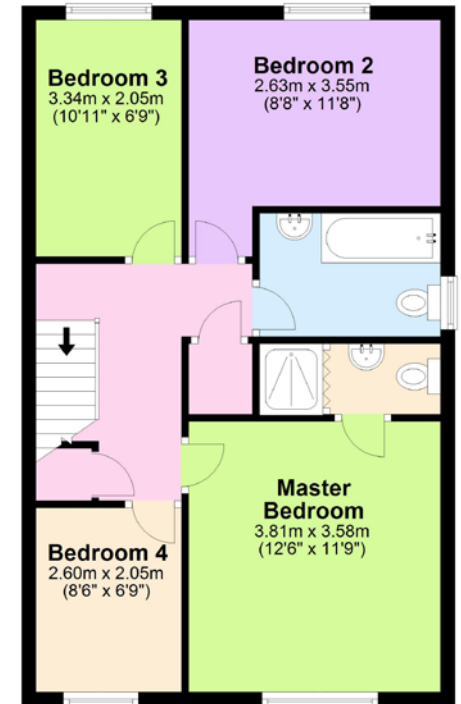
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Ground Floor



First Floor



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Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

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