

4 LARCH GROVE,  
KESWICK

Edwin  
Thompson



Zoopla.co.uk

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# 4 Larch Grove, KESWICK, Cumbria, CA12 4HJ

## Brief Résumé

Spacious and detached. Four Larch Grove is a 2 bedroom bungalow, situated in a quiet edge of town location with large garden and stunning views of the surrounding fells. Benefitting from gas central heating and double glazing.

## Description

Four Larch Grove is a well-proportioned 2-bedroom Bungalow situated in a private cul-de-sac in the heart of The Lake District National Park. The property is within walking distance of Keswick Town itself and all the local attractions and amenities it has to offer. There is easy access on to the Keswick to Threlkeld railway line which takes you straight in to Keswick or indeed Threlkeld going the other way.

The approach to Four Larch Grove is via a private driveway that curves round and leads to a large area for parking and front garden, surrounded by mature hedging, clearly marking the boundary. Inside the property offers 2 bedrooms, bathroom, large lounge, kitchen, and dining room. To the rear is a large garden with patio area and pathways leading to tiered areas of the garden and down to a woodland area that backs on to the old railway line. There is gas central heating fired by a combination boiler in the loft and double glazing throughout.

Edwin Thompson thoroughly recommends internal viewing of this property to appreciate both its location and layout.



## Accommodation:

### Entrance Hallway

Entrance door with side glass panel. Radiator. Loft hatch. Small cupboard. Doors leading to all areas of the bungalow.

### Dining Room

UPVC window facing to the front garden. Radiator. Good size storage cupboard. Door leading to:

### Kitchen

UPVC window to the front and back aspect and door leading to the back garden. Full range of fitted wall and base units with complementary work surfaces. Single drainer sink and mixer tap. Integrated fridge, freestanding cooker and hob, extractor fan. Radiator. Loft hatch

### Lounge

UPVC large picture window facing to the back garden and the surrounding fells. Window to side aspect. Chimney breast with gas connection.



## Bedroom One

Double bedroom. UPVC Window facing the rear with views of Latrigg. Radiator.

## Bedroom Two

Double bedroom. UPVC window facing the rear with views of Latrigg. Radiator.

## Bathroom

UPVC Window. Three-piece suite comprising WC, washbasin, and corner bath with electric Triton shower above. Radiator. Tiled floor.

## Garage

Entrance to the garage is from the main hallway or by the up and over door from the outside. Light and power.

## Outside

To the front is a tarmac driveway leading to a good size tarmac parking area and garden, laid to lawn with mature hedging and shrubs to form a boundary.

To gain access to the back garden, there is a path down the side of the garage. To the back is a large patio area and tiered sections of garden. Pathways lead to lawned areas as well as beds filled with mature shrubs and plants. Walking further down the garden there is a pathway that leads through a woodland area and down to the boundary hedge at the bottom by the old railway line. Two wooden sheds. The vendor informs us the plot is approx. ¼ acre.



**Services**

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

**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.

**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.



**Mobile phone and Broadband services**

		CA12 4HJ Mobile Signal			
		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✗	✗	✗	✗
	Outdoor	✓	✓	✓	✗
<b>O2</b>	Indoor	✓	✗	✗	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

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

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website



		CA12 4HJ 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: 90.3 Mbps

↑ Upload: 63.6 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

REF: K3377811



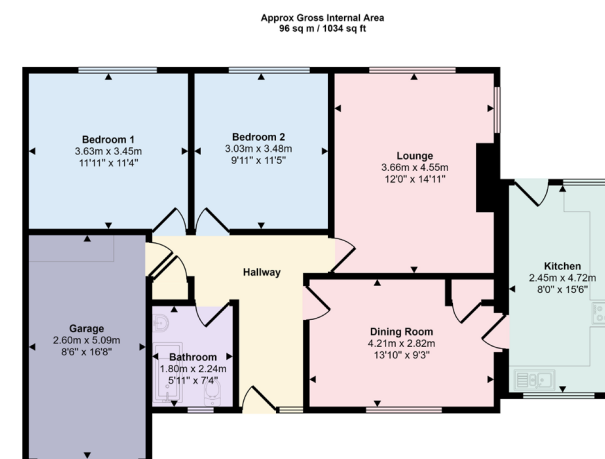
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# Edwin Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		



Berwick upon Tweed  
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Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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- These particulars were prepared in February 2024