

28 CALVERT WAY,
KESWICK

Edwin
Thompson



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28 Calvert Way, KESWICK, Cumbria, CA12 4LZ

Brief Résumé

A fantastic opportunity to purchase a three-bedroom semi-detached house in a highly sought-after residential area. Calvert Way is within easy walking distance of Keswick town centre and benefits from off road parking, garden and incredible fell views. Local Occupancy Clause Applies.

Description

Built in 2017 by local building firm Atkinson Homes, No 28 is presented to a high standard throughout and offers fantastic family accommodation within easy proximity to the town centre in a desirable area of Keswick. Calvert Way is ideally located to enjoy many fantastic walks straight from your doorstep and is within easy reach of both the primary and secondary schools as well as all the local amenities Keswick has to offer.

As you approach the property there is parking for two cars on the block paved driveway. An open porch with slate pitch roof gives access to the front door. Upon entering you are greeted with a lovely open plan lounge with a window looking to the front with fabulous views of Walla Crag and Falcon Crag. A wood burning stove takes centre stage with marble hearth and solid wood mantle. The staircase to the first floor is also from this room. A small inner hall gives access to a downstairs cloakroom and understairs cupboard before a door enters the kitchen/diner. A wonderful room with an extensive full range of modern wall, drawer and base units. The dining area has ample room for a large table and chairs, with large storage cupboards and patio door to the rear garden. This room also benefits from fantastic views of the Skiddaw fell range.



To the first-floor, bedroom one is a double bedroom with views to the rear and a door to an ensuite with shower unit. Bedroom two is also a good size double with stunning views to the front aspect. Bedroom three is a double or twin with views to the rear. To complete this floor is a lovely bathroom with bath and shower over. To the outside there is off road parking on the drive with gated access leading down the side of the house to the rear garden which has a paved patio area and is laid to lawn and planted with mature shrubs and plants.

What3words [///outwit.calibrate.lentil](#)

Accommodation:

Entrance

Entrance to the front door is via a block paved driveway.

Lounge

Lovely size room with window to the front aspect with views of Walla Crag and Falcon Crag. Wood burning stove, set into recess with marble hearth and solid wood mantle above. Two radiators. Recess lighting. Staircase to first floor. The lounge leads to a small inner hall with access to the understairs cupboard. Door to:

Cloakroom

WC. Wash hand basin housed in compact vanity unit. Ladder style radiator.

Kitchen/Dining Room

Contemporary in design with an extensive range of wall, drawer and base units with contrasting work tops. One and a half bowl sink and drainer.



Tile splashbacks. Integrated electric oven, microwave, hob with extractor above and dishwasher. Integrated Fridge and freezer. Recess lighting. Window looking to the rear garden and views. The dining area has built in units matching those of the kitchen units. Space for large dining table and chairs. Radiator. Door to large storage cupboard with plumbing for washing machine and shelving above. Patio door to rear garden.

Stairs to First Floor

Landing

Access to all rooms. Loft access. Radiator

Bedroom One

Double bedroom. Large window to rear garden and fell views. Radiator. Door to:

En-Suite

Shower cubicle with respatex to walls. WC. Wash hand basin housed in vanity unit. Recess lighting. Ladder style radiator.

Bedroom Two

Double bedroom. Large picture window to front aspect with fine views. Radiator.

Bedroom Three

Double or twin room with window to rear with views. Radiator.

Bathroom

Spacious with bath and shower over. WC. Wash hand basin. Ladder style radiator. Window to front aspect. Door to airing cupboard.



Outside

To the front there is block paved driveway. A gate gives access down the side of the house to the rear garden with paved patio area and steps up to a lawned garden with small wildlife pond and planted with mature shrubs and plants. Garden shed. The views of the Skiddaw fell range are wonderful.

Services

All mains services are connected. Worcester combination boiler on the wall in the kitchen.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Local Occupancy Clause Applies. A buyer must have lived in the area for the last three years or worked in the area for the last nine months. The area is the parishes above Derwent, Bassenthwaite, Borrowdale, Buttermere, Caldbeck, Embleton, Keswick, Lorton, St Johns Threlkeld, Underskiddaw, Wythop and those part of the parishes of Blindcrake, Ireby, Uldale and Loweswater which lie within the administrative area of the Lake District National Park

Communal maintenance charge payable of Approximately £100 per year for upkeep of the shared communal areas.



Mobile phone and Broadband services

CA12 4LZ 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

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band C. 2025/2026 is £2221.36 per annum.

Offers

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



CA12 4LZ Broadband	
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA12 4LZ in the last 12 months:

⬇ Download: 32.6 Mbps

⬆ Upload: 6.3 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

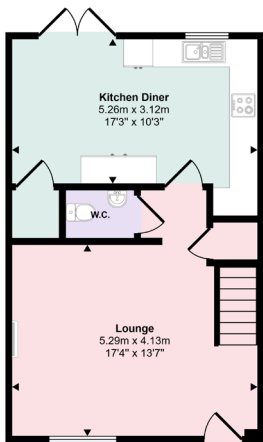
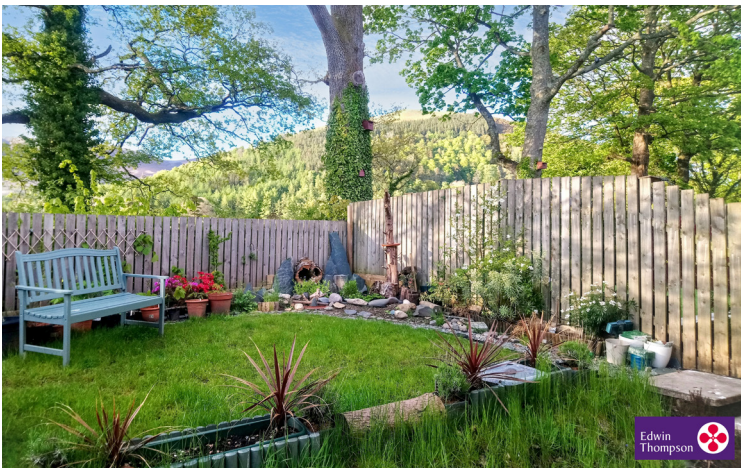
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3836130

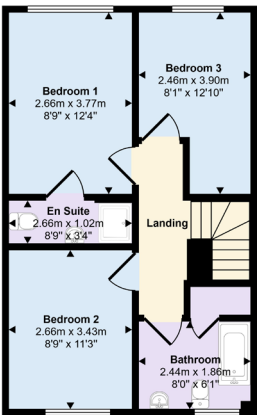


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Ground Floor
Approx 45 sq m / 488 sq ft



First Floor
Approx 45 sq m / 482 sq ft

Score	Energy rating	Current	Potential
92+	A		10
81-91	B	87	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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