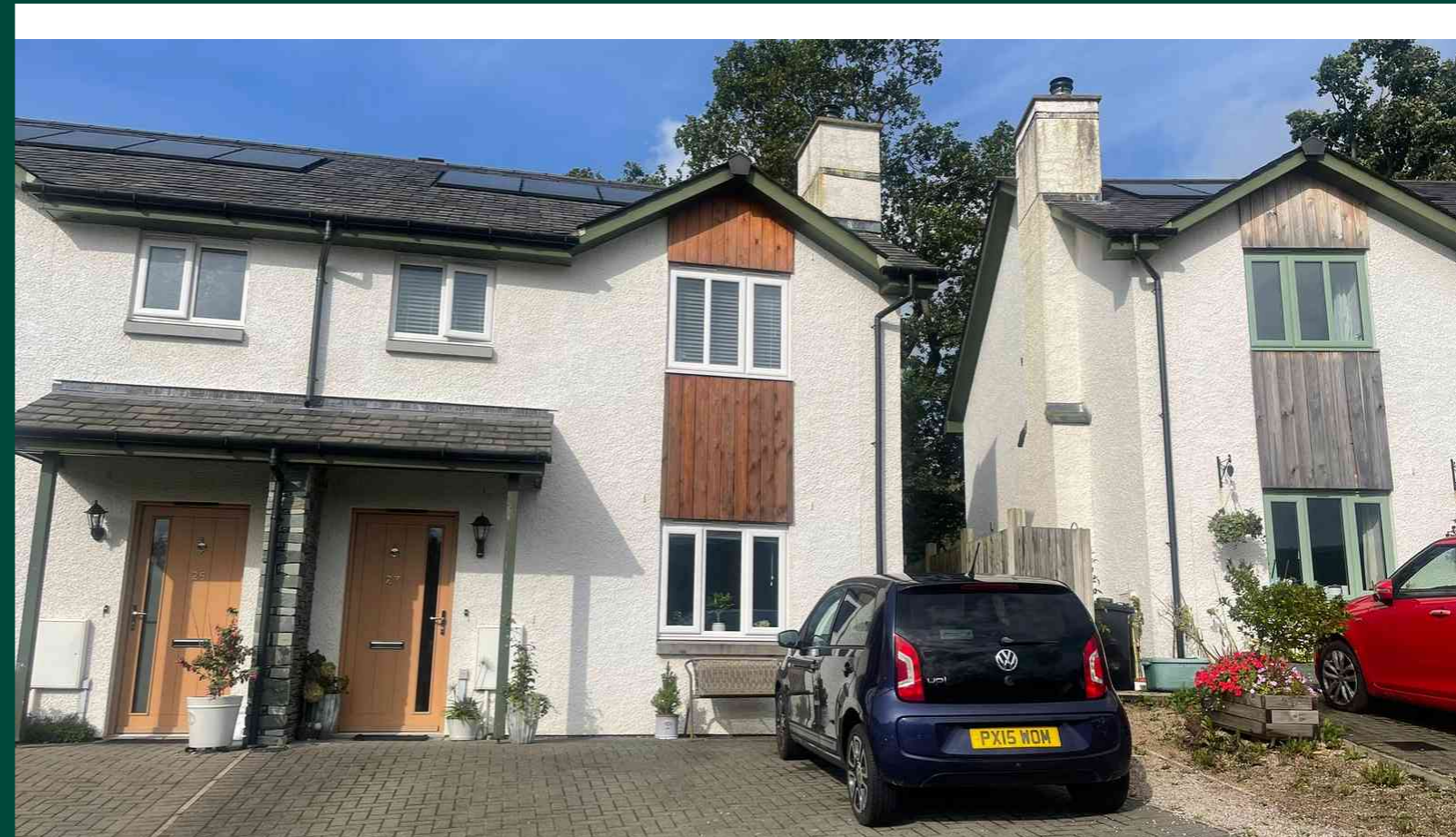
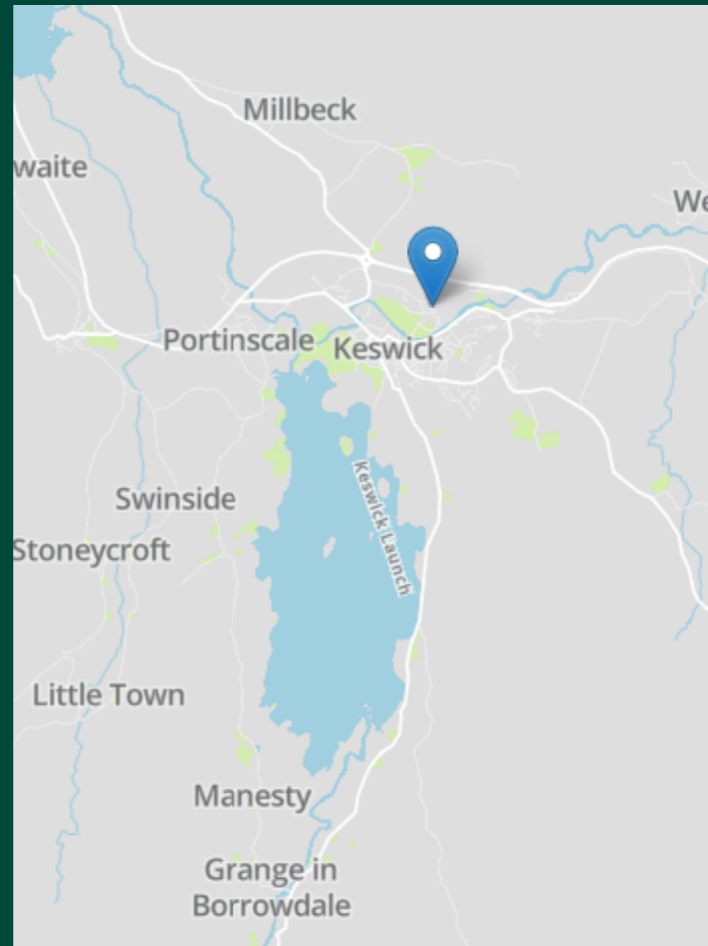


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	87	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
938.54 ft²
87.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



27 Calvert Way, Keswick, Cumbria, CA12 4LZ

- Semi detached house
- 2 beds, 1 ensuite
- Well presented
- Garden & parking
- Close to amenities
- Lakeland fell views
- Council Tax: Band C
- Tenure: freehold
- EPC rating B

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

Close 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 and with great access to the town's excellent amenities including shops, pubs, cinema, schools and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

A beautiful home built by Atkinsons in 2017, modern and light throughout with high specification design set in an elevated position taking full advantage of the Lakeland fell views. Subject to a local occupancy restriction, this is a superb family home, well presented throughout and within a short walk of amenities. The property briefly comprises entrance porch, generous living room with feature fireplace, modern fitted kitchen with patio doors out to the rear garden and a cloakroom/WC to the ground floor. To the first floor there are two double bedrooms, one with ensuite shower room and a three piece family bathroom. There is potential for a third bedroom, subject to regulations, which is currently utilised as a walk in wardrobe/dressing room. Externally there is ample offroad parking to the front and a lawned garden to the rear with patio area, enjoying an open outlook towards Skiddaw. Viewing is highly recommended.

ACCOMMODATION

Entrance Porch

0.94m x 1.52m (3' 1" x 5' 0") Accessed via part glazed door. With fusebox, radiator and part glazed door into the living room.

Living Room

4.18m x 5.33m (13' 9" x 17' 6") A bright and spacious front aspect reception room enjoying views towards the Lakeland fells. Stairs to the first floor with understairs storage cupboard, feature gas fire on a granite hearth with wood mantel, radiator and inset ceiling spotlights.

Cloakroom/WC

0.96m x 1.45m (3' 2" x 4' 9") With WC and wash hand basin in vanity unit with mirror and light over, vertical heated chrome towel rail.

Kitchen/Dining Room

3.29m x 5.30m (10' 10" x 17' 5") Fitted with a range of modern wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric hob with extractor over, separate eye level oven and microwave, dishwasher and fridge freezer, wall mounted central heating boiler and ample space for dining table. Cupboard with plumbing and space for washing machine and tumble dryer, rear aspect window, radiator, inset ceiling spotlights and patio doors out to the rear garden.

FIRST FLOOR LANDING

With loft access hatch and doors to first floor rooms.

Bedroom 1 - Principal Bedroom

4.01m x 3.89m (13' 2" x 12' 9") A light and airy, generous double bedroom with twin rear aspect windows with views towards Skiddaw and open countryside. Two radiators, walk in wardrobe (2.34m x 1.35m (7' 8" x 4' 5") with hanging rail, shelving and radiator.

Ensuite Shower Room

0.99m x 2.53m (3' 3" x 8' 4") Fitted with three piece suite comprising shower cubicle with mains shower, WC and wash hand basin in vanity unit with tiled splashback and mirror with light over, shaver socket and vertical heated chrome towel rail.

Bedroom 2

3.43m x 2.76m (11' 3" x 9' 1") Front aspect double bedroom with radiator.

Bathroom

1.72m x 2.47m (5' 8" x 8' 1") Fitted with a three piece suite comprising P shaped bath with mains shower over, WC and pedestal wash hand basin with light, mirror and shaver socket over. Built in, shelved overstairs storage cupboard with radiator, part panelled walls, vertical heated chrome towel rail and obscured front aspect window.

EXTERNALLY

Garden and Parking

To the front, there is a paved driveway providing offroad parking with gated access leading to the rear. The enclosed rear garden is mainly laid to lawn with patio seating area and enjoys views towards Skiddaw.

ADDITIONAL INFORMATION

Local Occupancy Restriction

The restriction requires a purchaser to have had either worked in the locality defined for a minimum of 9 months or had their principle home within the locality for a minimum of three years. The locality includes Above Derwent, Bassenthwaite, Borrowdale, Buttermere, Caldbeck, Embleton, Keswick, Lorton, St Johns, Threlkeld, Underskiddaw, Wythop and those parts of the Parishes of Blindcrake, Ireby, Uldale and Lowestwater which lie within the administrative area of the Lake District National Park.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From our Keswick office, head straight up Station Road, follow the road round to the right signposted Brundholme Road. Continue ahead passing Brundholme Gardens on the right and around the next bend is Calvert Way on the right hand side. The property sits in an elevated position at the top of the hill.

