



Keswick

Offers in the region of **£495,000**

4 Browfoot, Keswick, CA12 4LQ

A most appealing cottage style three bedroom semi-detached house conveniently situated approximately half a mile from Keswick town centre with a direct front rural outlook to mature woodland.

Quick Overview

Most appealing cottage style period semi-detached house

Approximately half a mile from Keswick town centre

Pleasant front rural outlook to mature woodland

Three double bedrooms

Living / dining room and rear garden room

Fitted dining kitchen and utility room

Two bath / shower rooms

Expansive front courtyard providing numerous parking spaces

Adjoining garage

Rear courtyard garden

Property Reference: KW0388



3



2



2



C



Superfast
62Mbps



3



Living Room



Dining Kitchen



Dining Kitchen



Utility

Accommodation

Ground Floor:

Entrance Hall

With radiator, under stairs cupboard.

Living / Dining Room

With fireplace incorporating multi-fuel stove, two radiators, built in chimney side cupboards and shelving, double doors to the rear garden room.

Garden Room

With external door to the rear garden.

Dining Kitchen

With fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated extractor unit, fridge, dishwasher, radiator.

Utility Room

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, radiator, plumbing for washing machine, Worcester combi boiler fitted new in 2021, external door to the rear garden.

Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, radiator.

First Floor:

Landing

With radiator.

Bedroom One

With radiator, built in cupboard, walk in wardrobe / dressing room.

Bedroom Two

With radiator, built in cupboard.

Bedroom Three

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

Front block paved courtyard providing expansive on-site parking spaces, stocked and shrubbed borders, side block paved driveway.

Rear courtyard garden ready to be landscaped.

Adjoining Garage

With electric light and power, currently subdivided to provide a store and workshop, external door to the rear garden.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band C.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Penrith Road and the property is situated on the right in the row of houses situated immediately after the entrance to Browfoot.

Price

Offers in the region of £495,000.



Garden Room



Rear Elevation



View



Front Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



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4 Browfoot, Keswick, CA12

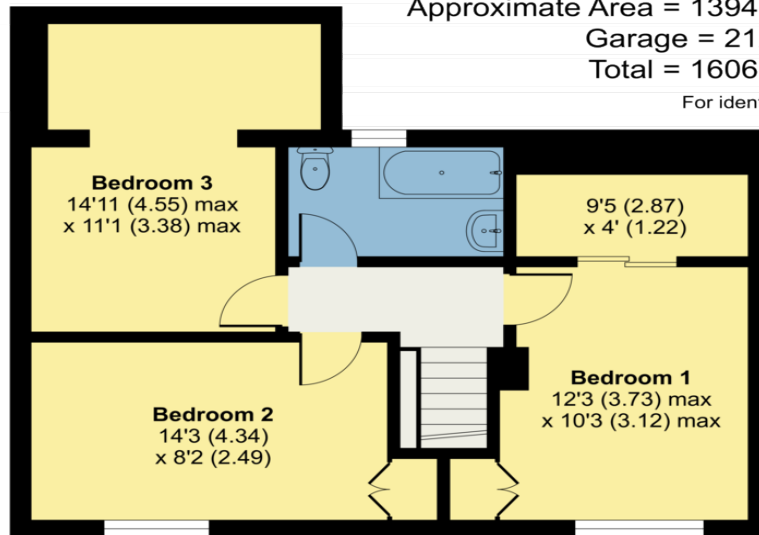
Approximate Area = 1394 sq ft / 129.5 sq m

Garage = 212 sq ft / 19.7 sq m

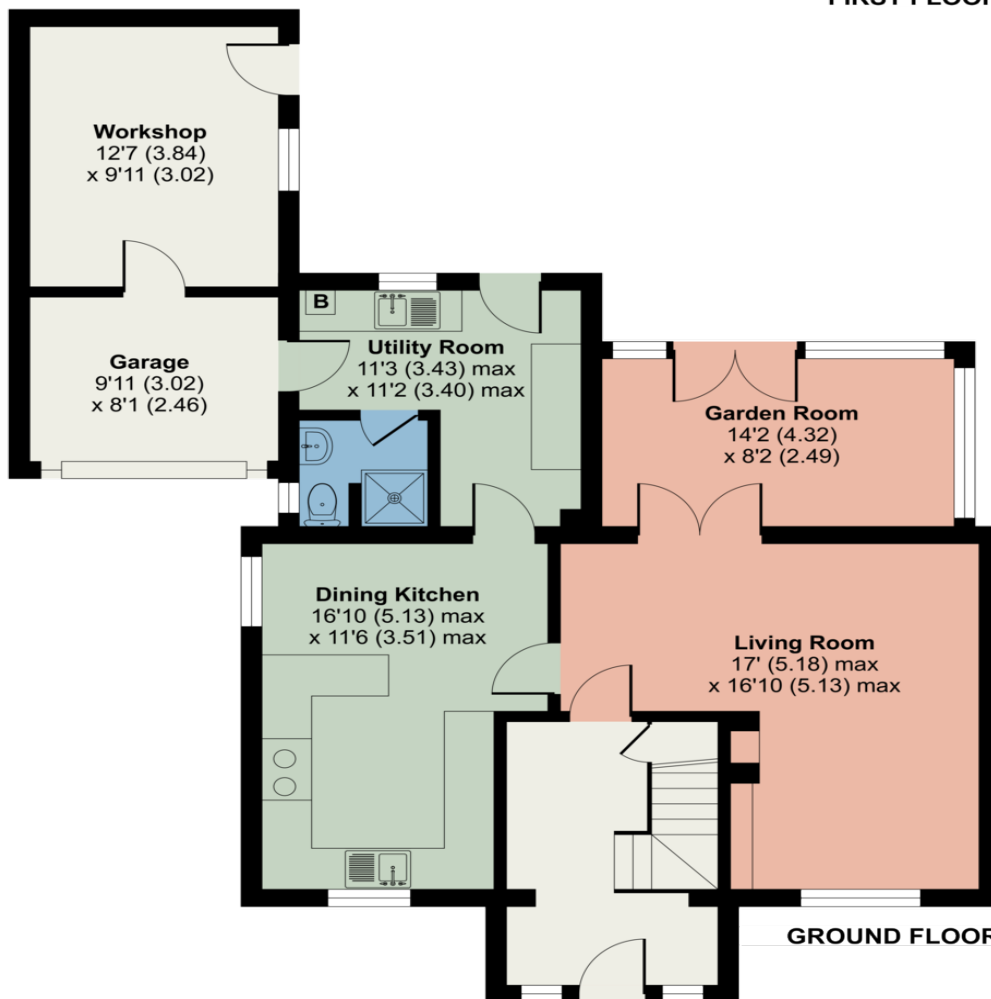
Total = 1606 sq ft / 149.2 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄ichecom 2024. Produced for Hackney & Leigh. REF: 1173630

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Request a Viewing Online or Call 01768 741741