



Sunny Bank Chestnut Hill, Keswick, CA12 4LR

Guide price £550,000



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- 3 Bed Semi-Detached House
- Private Gardens with a Beautiful Raised Patio
- Private Parking for at Least 2 Vehicles
- Brilliant Family Home
- Close to Schools, Amenities & Arterial Transport Links
- Approved Planning Permission Granted for Extension
- Pretty Woodland Area with Beck
- Stunning Fell Views
- Walking Distance to the Town Centre
- Virtual Tour is Available

Wake up to watch the morning sunrise over the Lake District fells from the comfort of Sunny Bank. A superb 3 bed-semi detached home on the outskirts of the ever-popular Keswick. A thriving market town with excellent amenities and schools this home benefits from superb private parking, a large plot with beautiful gardens and woodland and some magnificent views. Further potential is found with approved planning permission in place to extend to the rear adding a larger kitchen, fourth bedroom and en-suite as well as approved planning for a further parking space. Sure to find favour on the open market early viewing is essential.



**Entrance Hallway** 17'1" x 3'6" (5.22 x 1.08)

Front door into the entrance porch and an internal door into the entrance hallway. Stairs off to the first floor and doors to the ground floor accommodation. Cast iron radiator.

**Living Room** 16'7" x 13'2" (5.08 x 4.03)

A substantial size with lots of natural light owing to the Bay window to the front elevation which also allows stunning fell views. Fireplace with inset high performance gas fire, cast iron radiator.

**Dining Room** 13'2" x 12'8" (4.02 x 3.88)

With windows to two elevations allowing lots of natural light into a fantastic family space. Fireplace, radiator and a useful under stairs cupboard.

**Kitchen** 10'5" x 17'6" (3.19 x 5.35)

A contemporary fitted kitchen which has a range of wall and base units as well as complementing worksurfaces. Stainless steel sink drainer unit and integrated appliances including a five ring gas hob and oven. Space for a dishwasher. Window to the side elevation. Radiator.

**Utility Room** 10'3" x 7'1" (3.13 x 2.17)

Useful space to remove boots and coats after a fell walk. Plumbing for a washing machine and tumble dryer. Wall mounted Worcester Bosch combi boiler. Rear door to the lower garden patio.

**Downstairs W/C**

Small, useful w/c containing a fitted toilet.

**Landing** 6'2" x 20'4" (1.88 x 6.22)

Has doors off to the first floor accommodation.

**Bedroom One** 18'1" x 15'2" (5.52 x 4.64)

A fantastic, large double bedroom with windows to two elevations, the front windows have incredible fell views. Two cast iron radiators.





### Bedroom Two

11'5" x 12'9" (3.48 x 3.89)

Double bedroom with windows to two elevations, radiator, shower cubicle, wash hand basin.

### Family Bathroom

7'8" x 6'9" (2.35 x 2.07)

With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling. Radiator.

### Bedroom Three

11'0" x 15'1" (3.37 x 4.61)

Double bedroom with windows to two elevations, radiator, external door to rear garden.

### Outside

The property occupies a substantial elevated plot and benefits from a private car park with space for at least 2 vehicles. Steps lead from the car park to the garden which wraps around the front and side of the property. There are an amazing range of trees, plants and shrubs with the garden mainly laid to lawn. The raised patio is perfect for Al Fresco dining and relaxing through the day and evening. To the rear there is a wooded area which has a lovely beck running through it.

### Planning

Full planning has been granted for a two storey extension to the rear/side of the property and alterations to the front of the house. These renovations include excavation of the back garden, and changes to the windows/appearance of the front of the house.

Full planning has been approved for the excavation of the banked front garden and replacement with a walled parking space with steps leading to property front door. This would create a third parking space.

For full and further details please contact the office.

### Services

Mains water, electricity, gas and drainage.

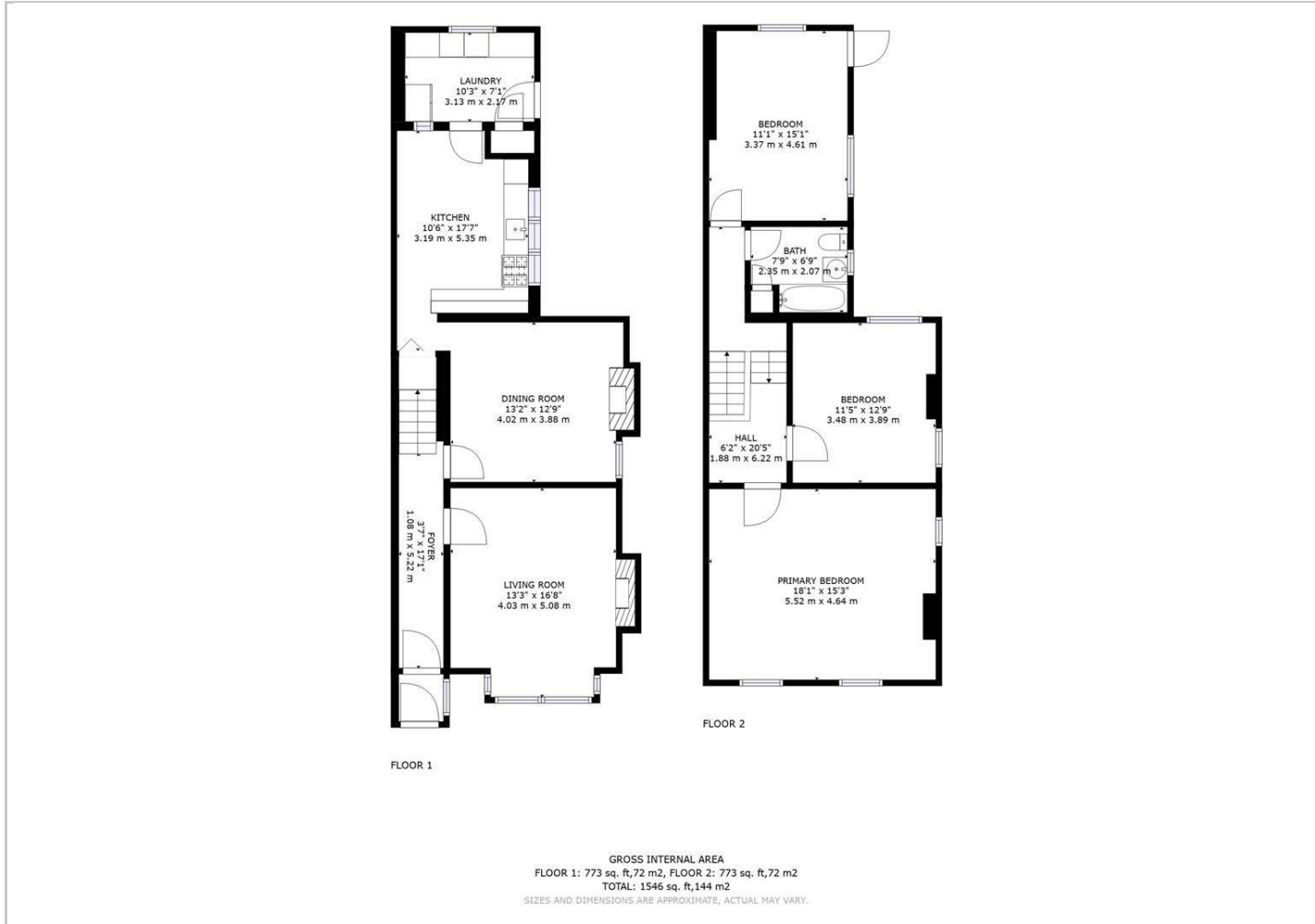
### Directions

From the A66 West Bound take the exit as you approach Keswick Bypass signposted Low Briery. Continue on The Hawthorns until you reach the junction with Penrith Rd / Chestnut Hill. Turn left onto Chestnut Hill and continue for approximately 500 yards and the property is on the left-hand side.





## Floor Plans



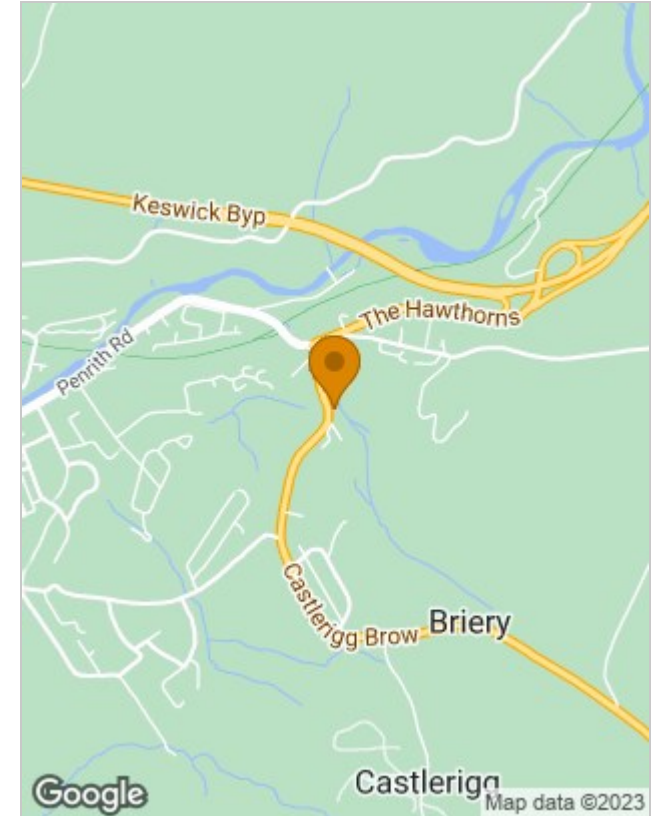
## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

