



Woodleigh Chestnut Hill, Keswick – CA12 4LR

Guide Price £499,000

PFK

Woodleigh Chestnut Hill

Keswick

A well presented four bed property in an elevated position in the centre of Keswick. Garden and offroad parking.

- Semi detached family home
- Four bedrooms
- Garden & parking
- Lakeland fell views
- Tenure: freehold
- Council tax band D
- EPC rating D





Entrance Porch

Accessed via part glazed front door. With side aspect window and glazed door into hallway.

Hallway

17' 4" x 3' 7" (5.28m x 1.09m)

With stairs to first floor, coat hooks with decorative shelf over, radiator and doors leading to ground floor rooms.

Living Room

14' 9" x 13' 2" (4.50m x 4.02m)

A bright, front aspect reception room with bay window enjoying views towards the Lakeland fells. With decorative coving and picture rail, electric fire in a wood surround with marble hearth, radiator.

Sitting Room

11' 10" x 14' 1" (3.61m x 4.28m)

With radiator, wood flooring, twin obscured side aspect windows and open plan access into the kitchen.

Kitchen

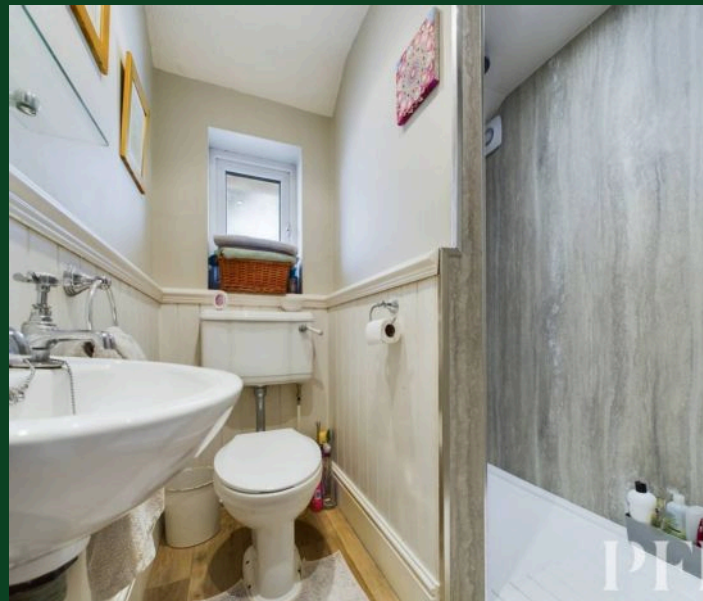
13' 6" x 10' 11" (4.11m x 3.32m)

Fitted with a range of quality wall and base units with complementary wood work surfacing incorporating 1.5 bowl stainless steel sink and drainer with mixer tap, decorative splashbacks, integrated appliances including Lamona oven and grill with hob and extractor over, dishwasher and fridge freezer, wall mounted Worcester boiler, large understairs storage cupboard, spotlighting and tiled flooring. Rear aspect window overlooking the garden towards the fields and woods beyond, twin windows to the side and obscured, glazed side aspect door giving access to the porch/utility area.

Porch/Utility Area

5' 7" x 4' 8" (1.71m x 1.43m)

Glazed to two sides with UPVC door leading out to the rear garden. Plumbing for washing machine and space for tumble dryer, space for storage, coat hooks and tiled flooring.



FIRST FLOOR

Half Landing

With glazed skylight into the loft, radiator and giving access to bedroom 4 and the family bathroom.

Bedroom 4

6' 2" x 10' 9" (1.88m x 3.28m)

Rear aspect bedroom with radiator and wall lights.

Bathroom

7' 2" x 8' 2" (2.18m x 2.50m)

Fitted with four piece suite comprising shower cubicle with mains shower, bath with tap connected, hand held shower attachment, wash hand basin and concealed cistern WC in vanity unit. Mirror with light, two vertical heated chrome towel rails, extractor fan, panelled ceiling and part panelled walls, spotlighting, wood flooring and obscured side aspect window.

Landing

With large, shelved storage cupboard and doors giving access to shower room and three bedrooms.

Principal Bedroom

15' 2" x 8' 9" (4.62m x 2.67m)

A front aspect double bedroom with radiator and enjoying Lakeland views.

Bedroom 2

11' 11" x 8' 2" (3.64m x 2.48m)

Dual aspect double bedroom with radiator and enjoying views towards the Lakeland fells.

Bedroom 3

7' 8" x 11' 3" (2.33m x 3.43m)

Rear aspect bedroom with built in wardrobe with hanging rail and shelf, radiator and built in shelved storage cupboard.

Shower Room

5' 8" x 5' 2" (1.72m x 1.57m)

Fitted with three piece suite comprising shower cubicle with mains shower, WC and wash hand basin with shelf and mirror over, part panelled walls, extractor fan, spotlighting and wood flooring.





Garden

To the front of the property, steps lead up to a raised slated area, enclosed by railings and enjoying stunning views. A shared driveway to the side leads to the rear parking area and a terraced garden with patio seating area and mature borders.

ADDITIONAL INFORMATION

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; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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.

Directions

From PFK office on Station Street turn right on to Penrith Road. Head through the town on the A591 following the road toward Chestnut Hill, proceed along the road and Woodleigh is situated on the left hand side being the last set of semi-detached properties before you bear right up the hill and out of town.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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