



Acorn Lodge Ambleside Road, Keswick – CA12 4DL

Guide Price **£650,000**

PFK

Acorn Lodge Ambleside Road

Keswick, Keswick

A traditional, yet fully modernised property within a sought after area of Keswick. Driveway and garden.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Freehold
- Council tax band E
- EPC D
- Town centre
- Parking and garden
- Four bedrooms





Kitchen

14' 5" x 12' 2" (4.40m x 3.71m)

The property is accessed via front door leading into the kitchen with front aspect window. Fitted with a range of matching wall and base units and complementary work surfacing and tiled splashback. Stainless steel sink with drainer and mixer tap. Oven and hob with extractor over. Integrated fridge, freezer and dishwasher. Breakfast bar. Radiator.

Utility/shower room

5' 10" x 5' 11" (1.79m x 1.80m)

With side aspect window, shower cubicle with electric shower, wash hand basin and WC. Fitted cupboard housing the boiler, washing machine and tumble dryer.

Living Room

22' 11" x 18' 5" (6.99m x 5.62m)

A large dual aspect reception room with door to rear. Exposed brick wall with open fire and slate hearth. Fitted under stairs cupboard and two radiators

FIRST FLOOR

Landing

9' 4" x 10' 10" (2.84m x 3.30m)

With loft hatch, exposed beam and a radiator.

Bedroom 1

14' 2" x 10' 5" (4.33m x 3.17m)

A front aspect double bedroom with wash hand basin. Radiator.

Bedroom 2

9' 4" x 11' 1" (2.85m x 3.37m)

A front aspect double bedroom with wash hand basin. Radiator.

Bedroom 3

14' 5" x 7' 7" (4.40m x 2.30m)

A double bedroom with velux window into internal corridor, wash hand basin and radiator.



Inner Hallway

26' 11" x 2' 11" (8.20m x 0.90m)

With three rear aspect windows and a radiator.

Bathroom

11' 1" x 7' 5" (3.39m x 2.25m)

With obscure windows to front and rear elevations. Fitted with a four piece suite comprising contemporary freestanding bath, shower cubicle with mains shower, WC and wash hand basin. Radiator.

Bedroom 4

14' 6" x 10' 10" (4.42m x 3.31m)

A dual aspect double bedroom with wash hand basin and radiator.

Garage/Boot room

9' 5" x 7' 2" (2.86m x 2.18m)

Double wooden doors leading to internal space with cobbled flooring. Seating area, plumbing for utilities and electricity. Stairs leading to further storage above which has fitted cupboard, windows to front aspect and rear and door to side.

Garden

Rear garden with patio seating areas surrounded by mature planting. Note there is access for the adjoining properties when required - Oak Cottage and Oak Lodge.

Off street

1 Parking Space





ADDITIONAL INFORMATION

Services

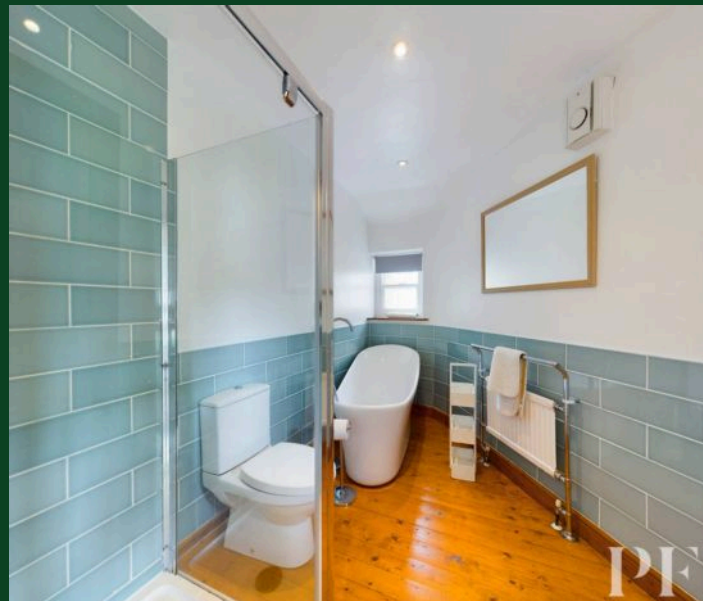
Mains electricity, gas, water and drainage. Gas central heating. Double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

Referrals & 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 the office head down Station Street, following the road around onto St John's Street. Continue straight ahead passing St John's church on the right hand side of the road. Acorn Lodge is located on the left hand side of the road shortly after, before the turning on the right for Castlehead Medical Centre.







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