



**Sunset, Braithwaite, Keswick, CA12 5ST**

Guide Price **£300,000**

**PFK**

# Sunset

## The Property:

A detached two bedroom bungalow, tucked away in a quiet cul-de-sac, in the heart of the popular village of Braithwaite. The property enjoys pleasant surrounding Lakeland views, Barrow to the rear, Skiddaw range while enjoying the garden and Grisedale Pike to the front. Modernised, with a new kitchen and bathroom and having the benefit of a garage and driveway. With no onward chain and a good example of a property of its type.

- Detached bungalow
- Freehold TBC
- EPC D
- Council Tax band D
- Popular village location
- Gardens and garage
- Surrounding Lakeland fell views





## Sunset

### Location & directions:

Braithwaite enjoys excellent local facilities including restaurants, pubs, a cafe and village shop. The village has a Church of England primary school, a village hall and the surrounding fells form the famous 'Coledale Horseshoe' offering an excellent base for exploring some of the finest routes in the Lake District. It is a short drive or walk into Keswick town which provides a wider choice of amenities and an easy commute to a number of surrounding villages and towns including Cockermouth, Grasmere, Penrith and access to the M6.

### Directions

From Keswick, proceed through town and out on to High Hill heading towards the A66. Turn left on to the A66 heading towards Cockermouth, passing Portinscale. Braithwaite is the next village along where you take the first left turning into the village, continue along taking the left hand turn signposted Newlands Valley. Proceed along to Croft Terrace and at the junction take the left hand turn over the humpback bridge and continue along Newlands Road and the property is a short distance on the left hand side, tucked away in the corner of the cul-de-sac.



## ACCOMMODATION

### Entrance Hallway

13' 5" x 5' 0" (4.08m x 1.53m)

Fitted cupboard and a night storage heater.

### Living Room

12' 6" x 11' 7" (3.80m x 3.53m)

Window to front aspect, feature fireplace with electric fire, stone surround and hearth, sliding doors to side aspect into the garden and a night storage heater.

### Kitchen

8' 8" x 11' 8" (2.64m x 3.55m)

Dual aspect room with door to rear. A range of matching wall and base units, tiled splashback, complementary work surfacing, composite sink, drainer and mixer tap, oven with electric hob and extractor over, space for a fridge freezer.

### Shower Room

5' 9" x 7' 2" (1.74m x 2.18m)

Obscured window to rear aspect, wash hand basin, WC, shower cubicle with mains shower and a heated towel rail.

### Bedroom 1

11' 5" x 9' 8" (3.49m x 2.95m)

Window to rear aspect and a night storage heater.

### Bedroom 2

9' 7" x 11' 7" (2.93m x 3.54m)

Window to front aspect and a night storage heater.





## EXTERNALLY

### Garden

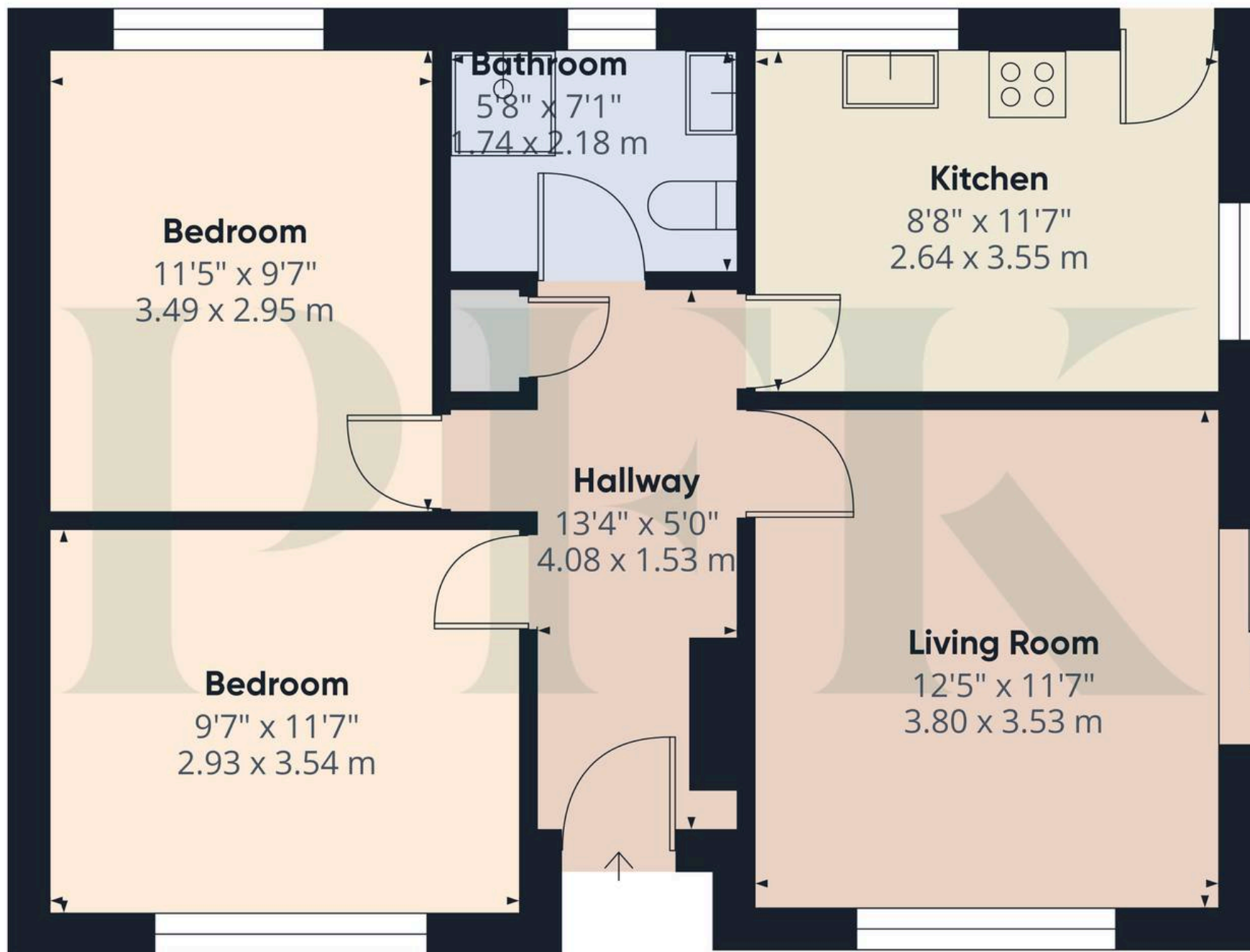
The front of the property is paved leading around into the enclosed rear garden. Having paved seating areas adjoining the house, lawn, beautiful magnolia tree and mature shrubs, all with surrounding Lakeland fell views.

### GARAGE

Single Garage

With light, power and up and over door. Private driveway to the front.





Approximate total area<sup>(1)</sup>

601.38 ft<sup>2</sup>

55.87 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ADDITIONAL INFORMATION

Services

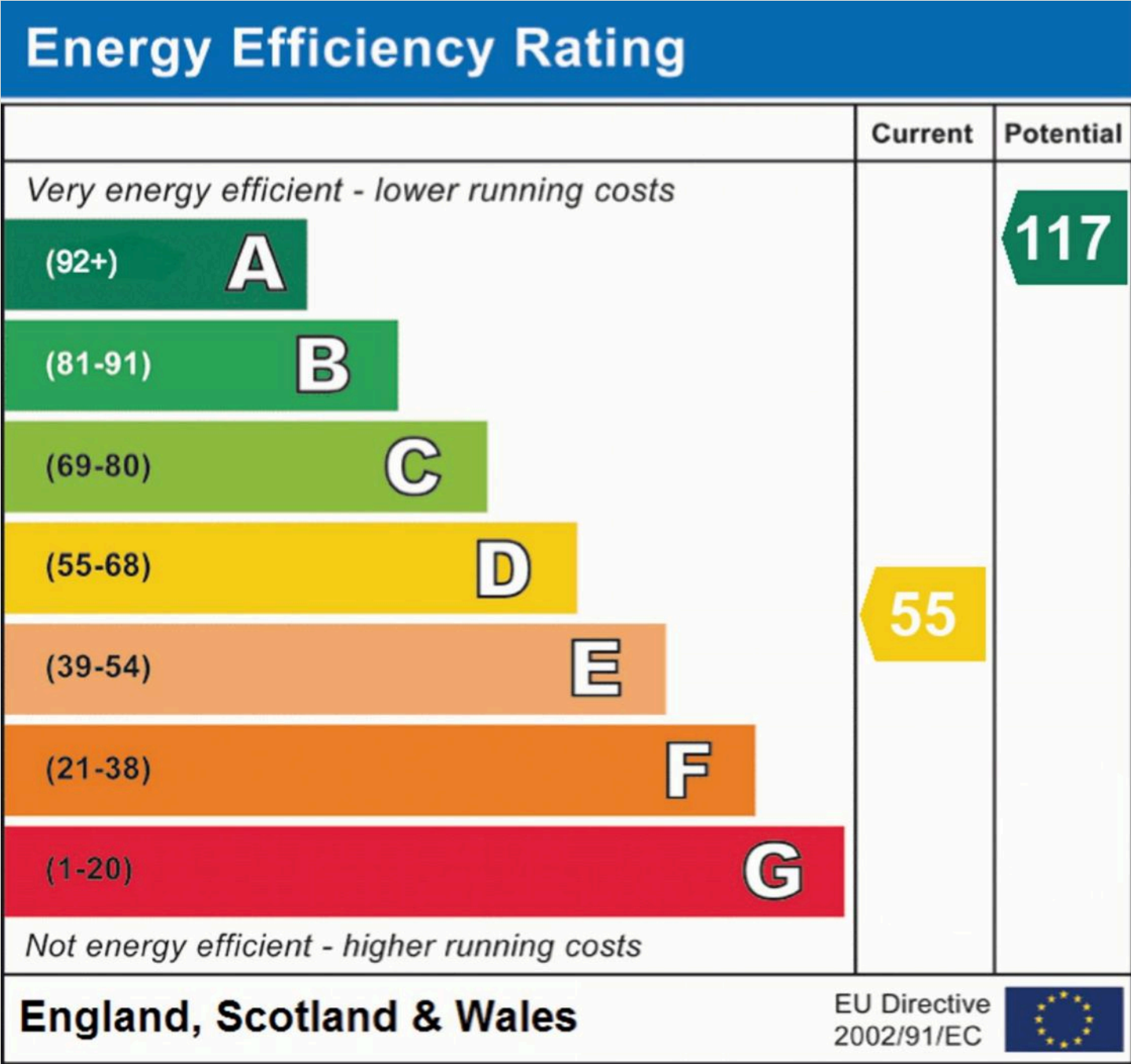
Mains electricity and water and septic tank drainage; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referrals and 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 2024 was £221.00; 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.





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