

PFK



17 The Hawthorns, Keswick – CA12 4LL

Guide Price **£525,000**

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Keswick, Keswick

A well presented spacious semi detached home, which has been extended to create a good sized integral garage, with a large fourth bedroom above. The accommodation briefly comprises; entrance hallway, sitting room with bay window, dining room overlooking the rear enclosed garden, modern kitchen with utility having access to garage and the rear garden, split level landing with jack and jill bathroom, four bedrooms and a three piece family shower room. All within a short walk of amenities, with stunning surrounding Lakeland fell views from both front and rear. A rare opportunity for a conveniently located property, in an elevated part of the town, good sized driveway for multiple cars with turning space, garage and an enclosed garden . Viewing highly recommended.

- EPC TBC
- Driveway and enclosed garden
- Four bedrooms and two bathrooms
- Semi detached
- Freehold
- Council tax band D



ACCOMMODATION

Hallway

6' 2" x 11' 1" (1.89m x 3.39m)

Stairs to first floor, under stairs cupboard and a radiator.

Living Room

11' 10" x 15' 4" (3.61m x 4.68m)

Bay window to front aspect, radiator and feature fireplace with multi fuel stove and wooden surround.

Dining Room

9' 6" x 13' 8" (2.89m x 4.16m)

Window to rear aspect, fitted cupboards and a radiator.

Kitchen

10' 6" x 13' 8" (3.20m x 4.16m)

Window to rear aspect, range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, tiled splashback, oven, gas hob with extractor over, integrated dishwasher, space for fridge freezer and heated towel rail.

Utility Room

2' 7" x 11' 5" (0.80m x 3.48m)

Door to rear garden, wall mounted boiler, plumbing for washing machine, space for tumble dryer and door into garage.

WC

WC and wash hand basin.

FIRST FLOOR

Split level staircase.

Landing

3' 8" x 11' 9" (1.12m x 3.59m)

Radiator and cupboard with paddle stairs up to loft.

Bedroom 1

11' 0" x 15' 10" (3.35m x 4.83m)

Bay window to front aspect and a radiator.





Bedroom 2

10' 11" x 13' 6" (3.32m x 4.12m)

Window to rear aspect and a radiator.

Shower Room

7' 2" x 6' 10" (2.19m x 2.08m)

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

Bedroom 3

8' 6" x 11' 2" (2.60m x 3.40m)

Window to front aspect, walk in wardrobe and two radiators.

Bathroom

8' 6" x 8' 2" (2.58m x 2.50m)

Obscured window to rear aspect, bath with mains shower over, WC, wash hand basin, fitted cupboard and a heated towel rail.

Bedroom 4

7' 1" x 8' 3" (2.16m x 2.52m)

Window to front aspect and a radiator.

Garden

To the front of the property is a paved driveway with a shillied area. To the rear is a patio seating area, workshop, which was the original garage, lawn and shrubbery to the rear. All enclosed with mature hedging.

GARAGE

Single Garage

As well as a good sized garage, there is a paved driveway to the front for multiple cars with plenty of off road turning space.



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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Services

Mains electricity, gas, water & drainage; gas central heating; 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.

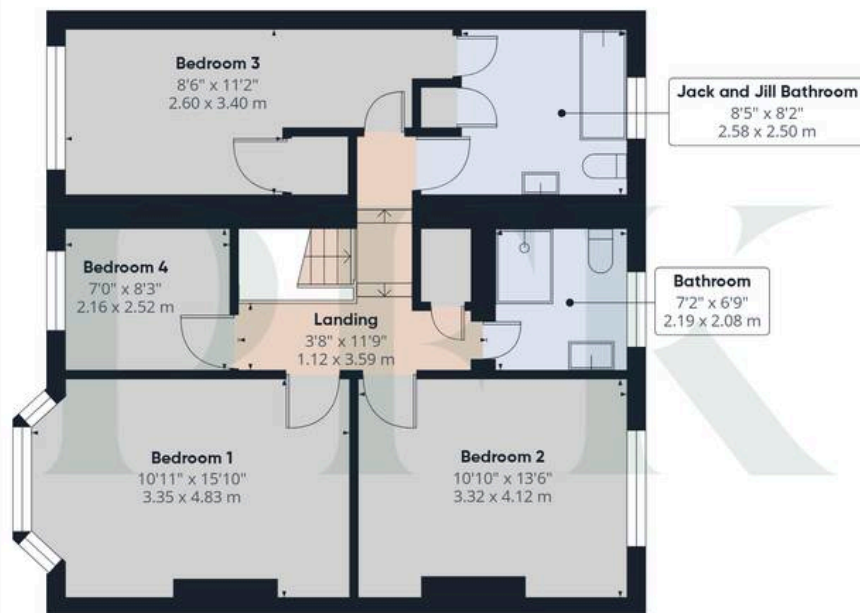
Directions

The property can easily be located using postcode CA12 4LL or can otherwise be found using what3words location ///roughest.riskiest.yawned

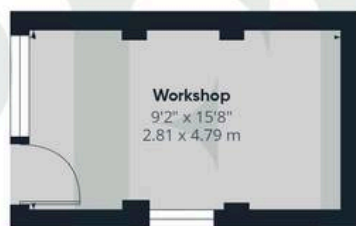




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1589 ft²

147.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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