



10 The Hawthorns, Keswick – CA12 4LL

Guide Price **£450,000**

10 The Hawthorns

Keswick, Keswick

A well presented semi detached home, with additional sunroom to the rear and a lovely open plan kitchen/ dining area with a cosy wood burning stove. The property has a driveway with a detached single garage, with lawn area to the front and a paved area to the rear. Sitting room overlooks the front garden, having a bay window and feature fireplace, two double bedrooms on the first floor and single bedroom, family bathroom and separate WC. The property is in an elevated part of the town, with driveway, garage and garden to rear with access to the railway line.

- Freehold
- Three bedrooms
- Council tax band D
- EPC TBC
- Driveway and garage
- Woodland down to railway line
- Sunroom and garden
- Close to town centre





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ACCOMODATION

Entrance porch

1' 10" x 6' 2" (0.57m x 1.88m)

Hallway

6' 2" x 11' 6" (1.89m x 3.51m)

With window to side aspect, understairs cupboard, stairs to first floor and a radiator.

Living Room

11' 10" x 15' 4" (3.60m x 4.68m)

With bay window to front aspect, feature fireplace with gas stove on stone hearth and two radiators.

Kitchen/Dining Room

18' 5" x 10' 11" (5.61m x 3.32m)

Window to side aspect, doors into sunroom, a range of matching wall and base units, complementary work surfacing, stainless steel sink, drainer and taps, oven with gas hob, space for a washing machine and a freestanding fridge freezer. Incorporating a feature fireplace with cosy woodburning stove, stone hearth, exposed wooden flooring and fitted shelving.

Sunroom

9' 2" x 8' 2" (2.80m x 2.49m)

Door to side aspect and into kitchen/dining area, electric heater.



FIRST FLOOR

Landing

3' 10" x 12' 3" (1.16m x 3.74m)

Window to side aspect, large over stairs storage cupboard, loft hatch.

Bedroom 1

10' 11" x 13' 11" (3.32m x 4.23m)

Bay window to front aspect, fitted wardrobe and a radiator.

Bedroom 2

9' 10" x 10' 10" (3.00m x 3.29m)

With window to rear aspect enjoying views over to Latrigg, exposed wooden flooring, fitted wardrobes and a radiator.

Bathroom

7' 2" x 5' 5" (2.18m x 1.64m)

Window to rear aspect, exposed wooden flooring, wash hand basin, bath with mains shower over, fitted storage cupboard, radiator and a heated towel rail.

WC

4' 2" x 2' 8" (1.28m x 0.81m)

Obscured window to side aspect.

Bedroom 3

7' 2" x 8' 4" (2.18m x 2.54m)

Window to front aspect, exposed wooden flooring and a radiator.

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 [///agents.tasteful.collide](https://agents.tasteful.collide)

Referral & Other Payments

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Garden

To the front is a lawn area alongside the driveway with planted borders. Side access leads to the rear, with paved seating, outside storage, vegetable/fruit borders and a gate accessing the woodland down to the railway line.

GARAGE

Single Garage

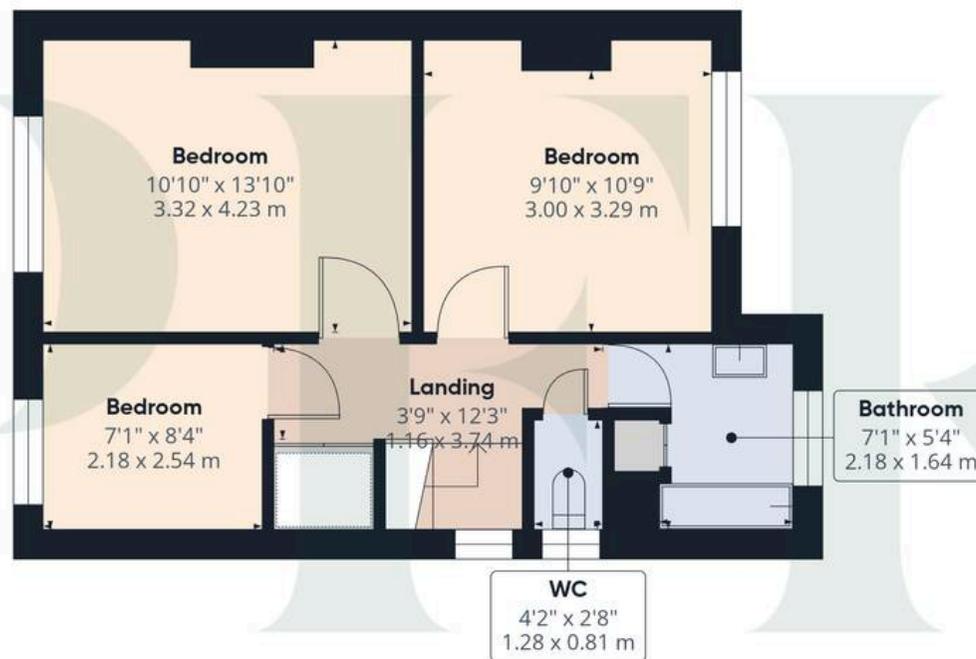
Driveway leading to a detached single garage with light and power.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1028 ft²

95.5 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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