



10 The Hawthorns, Keswick, CA12 4LL

Guide Price £450,000

PFK

10 The Hawthorns

The Property:

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 rating D
- Driveway and garage
- Woodland down to railway line
- Sunroom and garden
- Close to town centre





10 The Hawthorns

Location & directions:

Conveniently situated on the Eastern end of the town centre. Keswick caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, restaurants and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned Theatre By The Lake. For those wishing to commute, the A66 provides excellent access to west Cumbria as well as the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).

Directions

The property can easily be located using postcode CA12 4LL or can otherwise be found using what3words location
[///agents.tasteful.collide](https://www.what3words.com/agents.tasteful.collide)



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.





EXTERNALLY

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

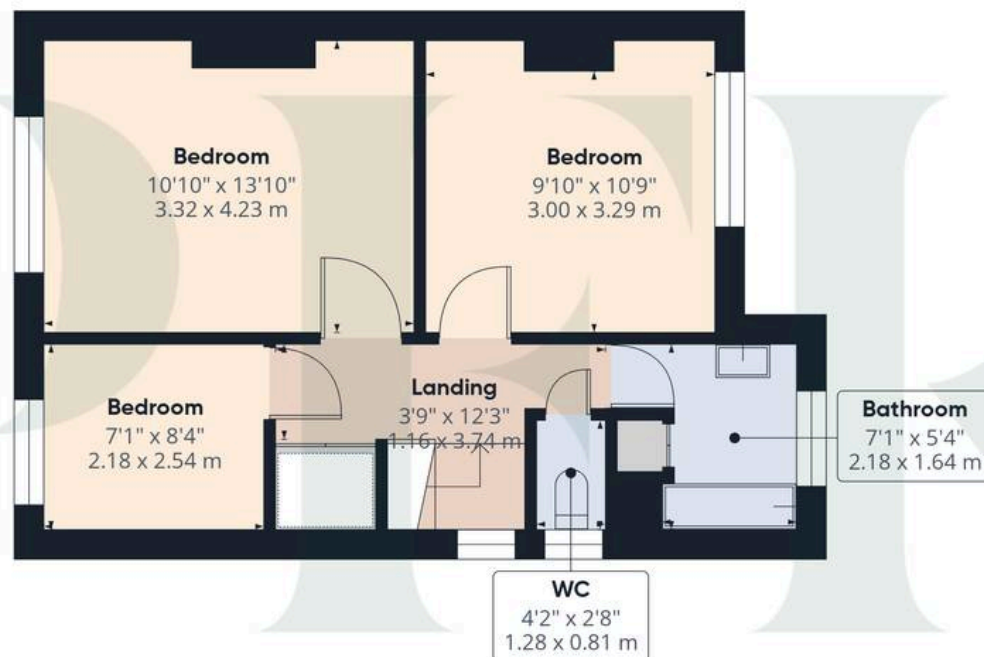
Single Garage

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.

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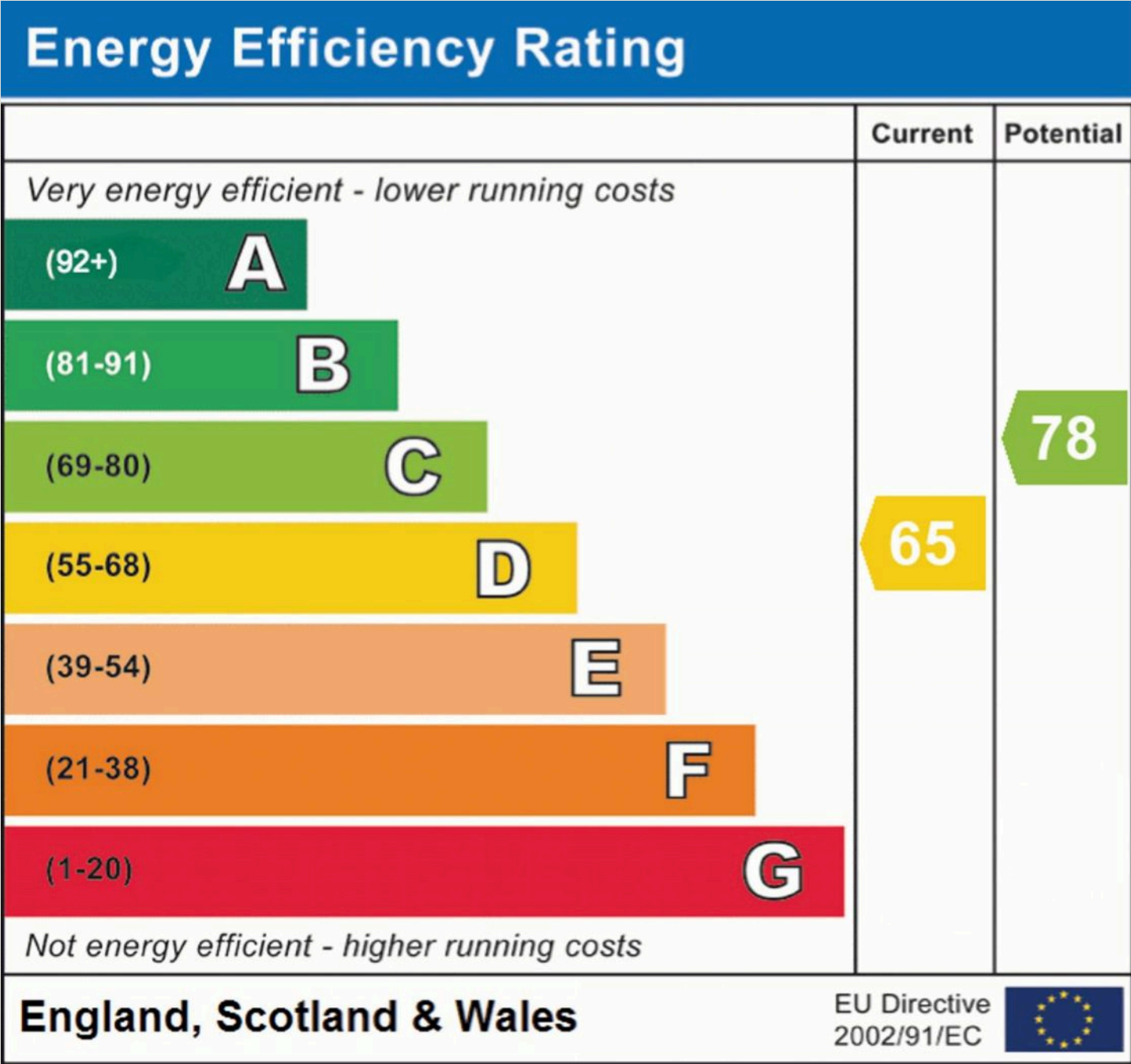
ADDITIONAL INFORMATION

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.





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