

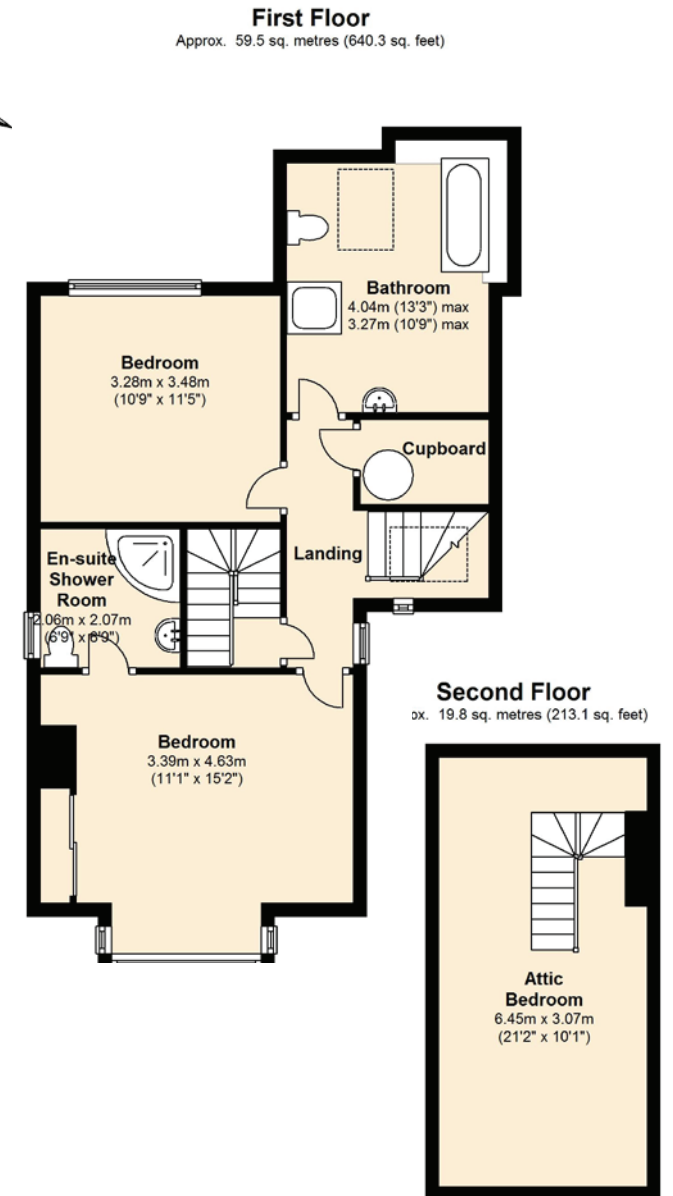
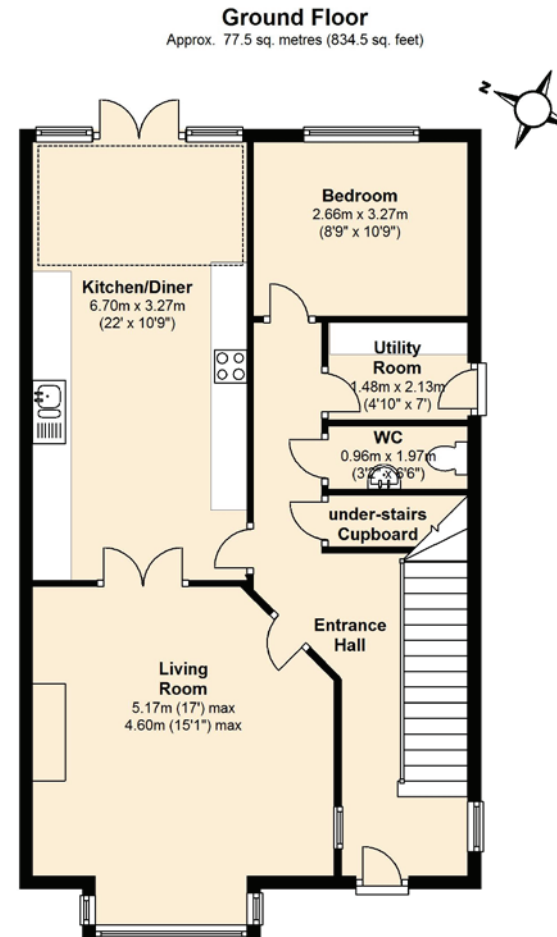
24 Brackenrigg Drive,
Keswick

Edwin
Thompson



24 Brackenrigg Drive,
Keswick, Cumbria, CA12 4JJ

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Brief Résumé
An immaculately presented newly built detached 3 bedroomed house. High specification, garden, off-road parking, fell views. Quiet residential area within level walking distance of Keswick town centre. Local Occupancy Clause applies.

Description
This architect designed individual property was constructed in 2011 and is finished to a high standard and specification which includes attractive oak internal fire doors, some oak boarded floors, double glazing, gas central heating, and well appointed dining kitchen, ensuite shower and main house bathroom. The property also has a high standard of thermal insulation to increase energy efficiency, further supplemented by solar thermal panels on the roof. Briefly the accommodation comprises on ground floor attractive reception hall with cloakroom and large store cupboard, lounge, dining/kitchen, utility room and bedroom/study. On the first floor is the master bedroom with ensuite shower room, a further double bedroom and main house bathroom. Stairs lead on to a useful attic room used for storage with the possibility of converting to a fourth bedroom subject to the necessary planning consent. Outside to the front is a generous brick paviour parking and turning area, and to the rear a pleasant court yard garden.

The property has some pleasant outlooks over the town towards the surrounding Lakeland fells, and is within easy level walking distance of the Town Centre. Internal inspection is essential to appreciate the deceptively spacious accommodation and high standard of presentation.

Accommodation:

Entrance Hall
Attractive reception hall with upvc front entrance door having half round glass panel, oak flooring and matching oak fire doors to rooms, radiators, stairs off to first floor with velux roof window above, spacious understairs cloaks/store cupboard, and upvc double glazed window to side elevation with fitted roller blind.

Cloakroom
WC, wash basin, radiator, extractor fan, recessed ceiling lights and tiled floor.

Lounge
Lovely light room with feature multi fuel stove on polished slate hearth with oak timber beam above, radiator, large upvc double glazed bay window to the front with fitted roller blinds, further upvc double glazed window to side with fitted roller blind and twin oak glazed doors to the kitchen.

Dining/Kitchen
Another light and airy room with an extensive range of white fronted wall and base units comprising cupboards and drawers and contrasting solid oak work tops. Units include glass fronted display cabinets, wine rack, wide pan drawers etc. Integral fitted appliances include gas hob, electric fan oven with cooker hood above and patterned glass up-stand, dish washer, fridge, freezer and radiator. One and half bowl stainless steel sink with mixer tap and further patterned glass up-stand. Recessed ceiling lights, oak flooring extending into the dining area which has a upvc double glazed roof and rear wall incorporating double doors leading out to the garden with fitted roller blinds.

Utility Room
Fitted cupboards, solid oak worktop, plumbing for washing machine, wall mounted Vaillant gas combi boiler, oak flooring, radiator, upvc double glazed side entrance door.

Bedroom 3/Study
Oak flooring, radiator, upvc double glazed window to the rear with fitted roller blind.

First Floor

Landing
Over the stair well is a velux roof window, and feature upvc double glazed circular window, plus further upvc double glazed side window with fitted roller blind. Oak fire doors to rooms, radiator, large airing cupboard incorporating pressurised hot water cylinder.

Master Bedroom
Double bedroom with fitted wardrobes having sliding doors, one with mirror front. Upvc double glazed bay window to the front with radiator and fitted roller blinds.

Ensuite Shower Room
Spacious tiled corner shower cubicle incorporating glass shelves, wash basin with light above, shaver point, WC, chrome ladder style radiator, extractor fan, tiled floor, recessed ceiling lights, upvc double glazed window to the side with fitted roller blind.

Bedroom 2
Double bedroom with radiator, upvc double glazed window to the rear with fitted roller blind.

Bathroom
Spacious bathroom including corner Jacuzzi bath, WC, separate tiled shower cubicle with Aqua electric shower, wash basin, recessed ceiling lights, shaver point, extractor fan, chrome ladder style radiator, further radiator, tiled floor, and velux roof window to the rear with fitted blind.

Second Floor
Useful additional attic room with radiators.

Outside
To the front is a spacious brick paviour driveway and hardstanding with planted borders to the sides enclosed by mature hedges and fences. Paved paths to either side lead to the rear garden comprising an attractive enclosed space with paved patio and further brick paviour hardstanding areas and perimeter flower beds. Timber garden shed.

Agent’s Note
Fitted carpets included.

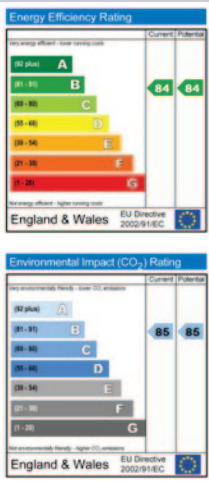
Services
All mains services are connected. Solar panels supplement the water heating.

Council Tax
The Valuation Office website identifies the property as being in Band ‘E’ and the Allerdale Borough Council website lists the Council Tax payable for the current year, 2014/15 as being £1,987.76.

Offers
All offers should be made to the Agents, Edwin Thompson LLP.

Viewing
Strictly by appointment through the Agents, Edwin Thompson LLP.

Ref: KE1057



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