

10 BRIAR RIGG, KESWICK,
CUMBRIA, CA12 4NW

Edwin
Thompson



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Brief Résumé

Truly deceptive, this three bedroomed detached bungalow must be viewed to appreciate its quality and size. Occupying an attractive edge of town location, the property includes an attached garage and good sized, well established front and rear gardens with outstanding views of the surrounding Lakeland Fells.

Description

The property is immaculately presented throughout, and includes uPVC double glazing, gas fired central heating, extensive off-road parking, an attached garage, and good-sized gardens which offers privacy and a fantastic outlook. The accommodation briefly comprises hallway, living room, well-appointed modern kitchen, dining room, luxury shower room with full tiling, and three double bedrooms, each with fitted wardrobes/storage.

This edge of town location, with views towards Skiddaw, is a popular quiet residential area removed from the hustle and bustle of Keswick town centre, yet it is within easy walking distance of the wide range of amenities and facilities the town has to offer. Also across the road from this small cul-de-sac is Spooney Green, the well-known starting point for walks up Latrigg and further to Skiddaw Summit. Other attractive walks are available in the area



and on the other side of the former railway embankment is the delightful Fitz Park, one of the town's principle recreational open spaces.

Directions

From Keswick town centre, leave via Station Street and cross over at the junction with the A591 (Penrith Road) to continue on Station Road. After passing the Keswick museum on your left follow the road round to the right, passing under the former railway bridge and continue on Brundholme Road. At the roundabout behind Keswick Leisure Pool, continue straight on, onto Briar Rigg and take the second left hand turning where the property will be found at the end of the cul-de-sac on your left-hand side.

Accommodation:

Reception Hall

Entrance door. Access to Living Room, Kitchen, three bedrooms and shower room.

Living Room

Window with views. Feature fireplace with wood-burning stove. Radiator.



Dining Room

French style double doors with views and access to rear garden. Radiator. Open to:

Kitchen

Window to rear garden. Well-appointed fitted kitchen offering a range of wall and base cupboards and drawers. Fridge/Freezer. Dishwasher. Range cooker. Sink with mixer tap. Door back to hallway.

Bedroom One

Double bedroom with radiator. Window with views. Wardrobe.

Bedroom Two

Large double bedroom with radiator. Window to the rear. Wardrobe.

Bedroom Three

Bedroom with radiator. Window to the front. Wardrobe.

Shower Room

Window. Three-piece suite comprising WC, wash basin and shower cubicle.



Outside

Garage

Attached garage. Up and over door. Light. Power.

Gardens

To the front is an extensive driveway, plus well established / low maintenance garden space. 2 x side aspect access to the good sized, split level rear garden. Established, plants shrubs and trees. Patio area with stunning views of surrounding Lakeland Fells.

Services

All mains services connected.

Council Tax

The Allerdale Borough Council website identifies the property as being within Band "D".

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K4906800



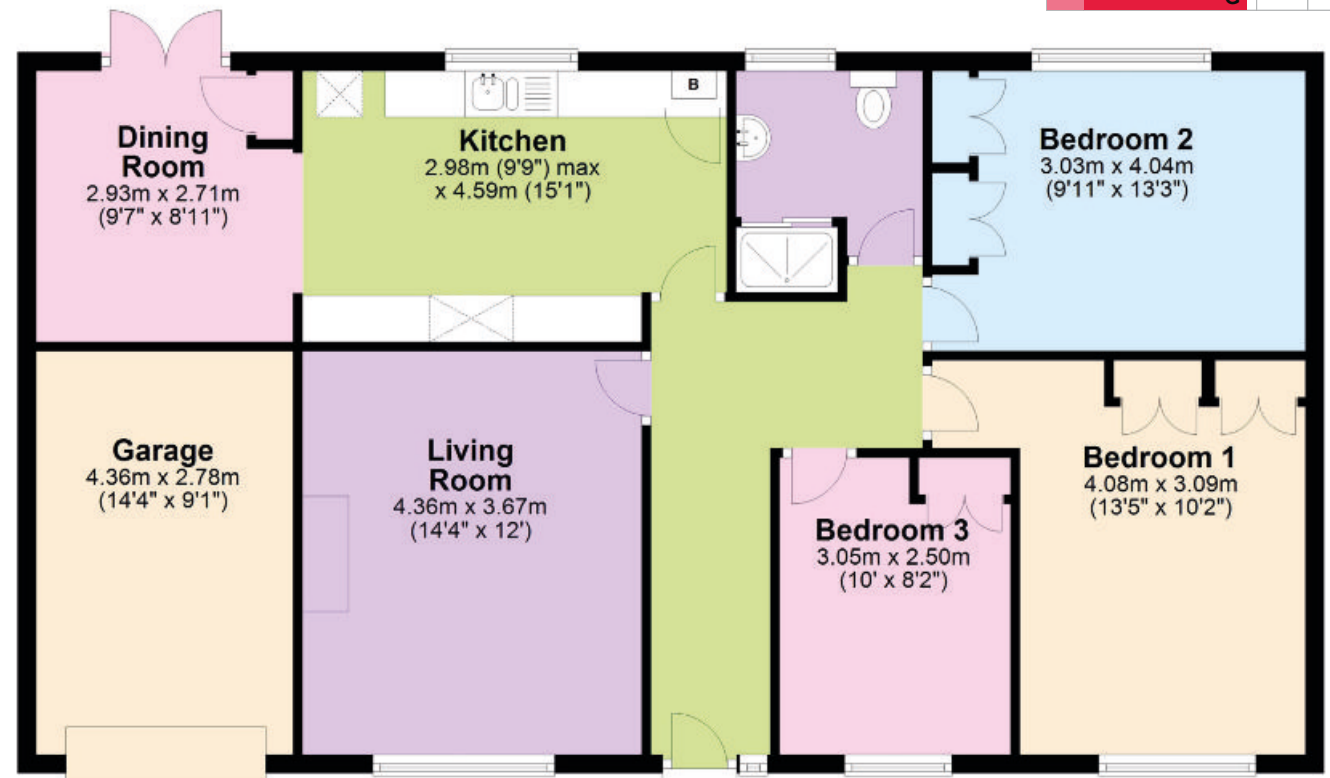
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Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 D
39-54	E		
21-38	F		
1-20	G		

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