



## Keswick

Offers in the region of **£490,000**

30 Calvert Way, Keswick, Cumbria, CA12 4LZ

A modern three bedroom semi-detached house most conveniently situated under one mile from Keswick town centre in a tranquil semi-rural location with delightful fell views and open countryside to the rear. Built in 2017 by the highly acclaimed Atkinson Homes.

The property is subject to a local occupancy restriction.

### Quick Overview

Modern semi-detached house built in 2017 by the acclaimed Atkinson Homes  
Tranquil semi-rural location with open countryside to the rear  
Under one mile from Keswick town centre  
Delightful front and rear fell views  
Three bedrooms  
Two bath / shower rooms  
Living room and dining kitchen  
Front on-site parking for two cars  
Mature rear garden  
Local occupancy condition applies



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B



Ultrafast  
Broadband  
Available



2

Property Reference: KW0562



Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Living Room

With wood burning stove in set in recess including marble hearth and timber over mantel, two radiators, under stairs cupboard.

#### WC

With WC, wash hand basin.

#### Dining Kitchen

With fitted base and wall units including pelmet lighting, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, dishwasher, radiator, external double rear doors leading to the garden.

#### Utility Cupboard

With plumbing for washing machine.

### First Floor:

#### Landing

With radiator, built in cupboard.

#### Bedroom One

With radiator.

#### En-suite Shower Room

With WC, wash hand basin, shower, heated towel rail.

#### Bedroom Two

With radiator.

#### Bedroom 3

With radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, heated towel rail, built in cupboard.

### Outside:

Block paved front forecourt providing on-site parking for two cars, side pathway, mature rear garden comprising paved patio, decked terrace, lawn, stocked and shrubbed borders, shed.

### Services

Mains water, electricity, gas and drainage. Gas central heating. Solar panels.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Tenure

Freehold.

### Council Tax

Band C.

### Local Occupancy Restriction

The property is subject to a local occupancy restriction requiring the occupier to have lived in the area for the last three years or worked in the area for the last nine months. The area comprises the parishes above Derwent, Bassenthwaite, Borrowdale, Buttermere, Caldbeck, Embleton, Keswick, Lorton, St Johns Threlkeld, Underskiddaw, Wythop and those part of the parishes of Blindcrake, Ireby, Uldale and Loweswater which lie within the administrative area of the Lake District National Park.

### Viewing

By appointment with Hackney & Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Station Street and continue ahead bearing right onto Brundholme Road and continue past the entrance to Brundholme Gardens. The entrance to Calvert Way is the next turning on the right.

### What3words

///pints.points.blown

### Price

Offers in the region of £490,000.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT)



Rear Garden



View



Rear Patio



Rear Garden

Request a Viewing Online or Call 01768 741741

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



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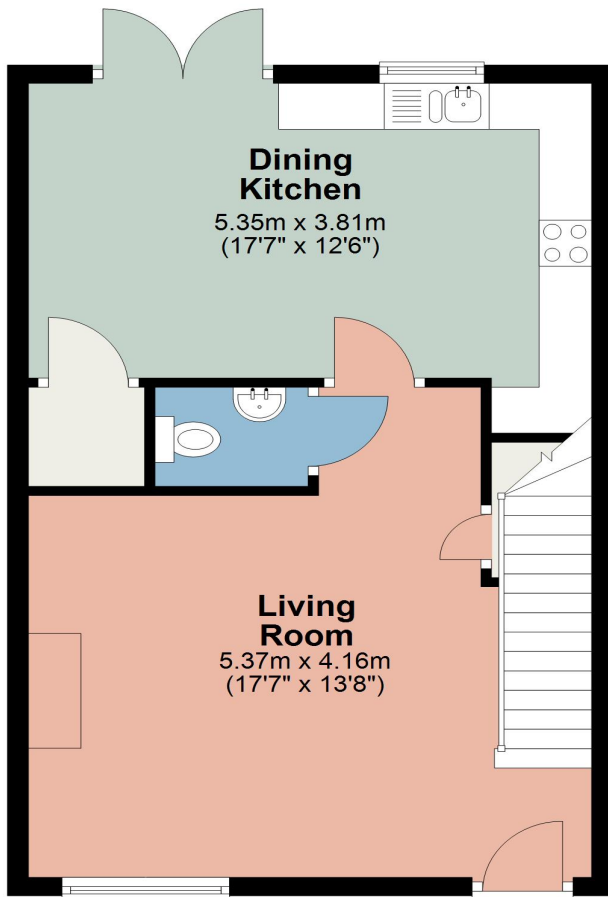


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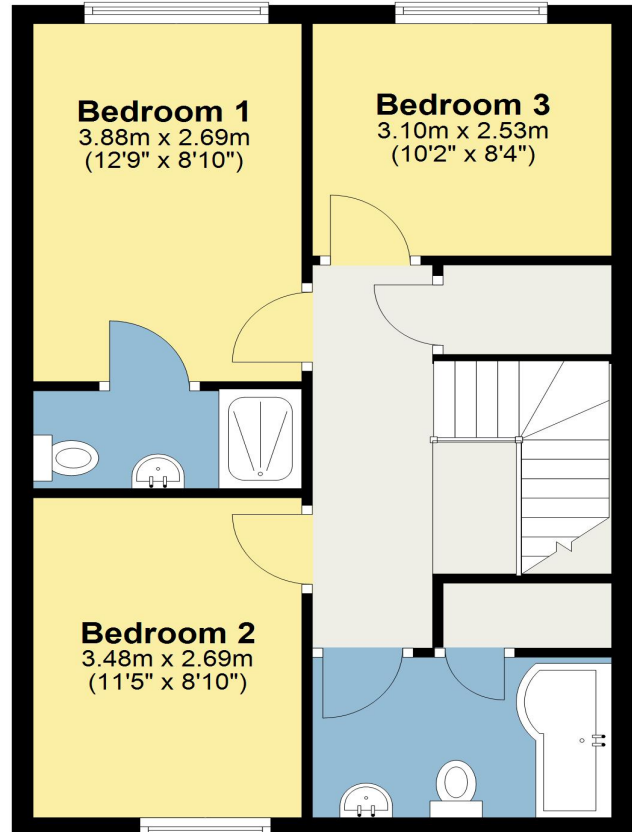
## Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



## First Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



**Total area: approx. 106.8 sq. metres (1149.7 sq. feet)**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**30 Calvert Way, Keswick**

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Request a Viewing Online or Call 01768 741741