



19 Brundholme Gardens, Keswick, CA12 4NZ

Guide Price **£400,000**

PFK

19 Brundholme Gardens

The Property:

A beautifully presented and extended end of terrace home, situated in a quiet cul-de-sac just a short walk from the main town centre and close to Fitz Park.

The property offers a spacious open plan living and dining area, a well appointed kitchen, and a cosy garden room with patio doors opening out to the enclosed courtyard garden. Upstairs features a split level landing with fitted storage, three generous double bedrooms, and a family bathroom.

Additional benefits include a garage and visitor parking within the cul-de-sac, making this an ideal home in a convenient yet peaceful location.





19 Brundholme Gardens

Location & Directions:

Situated close to Keswick town centre in the heart of the Lake District National Park. Within the town there are a wide range of amenities and entertainment including the renowned Theatre by the Lake, library, swimming pool, post office, supermarkets, churches and schools. Access via major A-roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

Directions

The property can easily be located using postcode CA12 4NZ or can otherwise be found using what3words location [///enlarge.greyhound.gratitude](https://www.what3words.com/enlarge.greyhound.gratitude)



- EPC rating D
- Tenure: Freehold
- Council Tax: Band D
- Three double bedrooms
- End of terrace
- Garage
- Beautifully presented

ACCOMMODATION

Hallway

5' 6" x 11' 11" (1.67m x 3.63m)

Fitted cupboard, stairs to first floor.

Dining Room

11' 9" x 12' 5" (3.57m x 3.78m)

Window to rear aspect, radiator and arched opening which flows into the living room.

Living Room

14' 4" x 9' 5" (4.38m x 2.86m)

Window to side aspect, feature fireplace with slate hearth housing remote controlled gas fire, sliding doors to rear enclosed garden.

Kitchen

8' 4" x 7' 9" (2.55m x 2.36m)

Window to front aspect, a range of matching wall and base units, stainless steel sink, drainer and mixer tap, gas hob with extractor over, integrated dishwasher, electric oven, freestanding fridge freezer, space for a washing machine and space for a dryer.

Garden Room

8' 7" x 12' 0" (2.62m x 3.66m)

Window to side aspect, patio doors to enclosed garden and a radiator.

Landing

5' 6" x 7' 2" (1.67m x 2.19m)

Split level landing with window to front and a fitted storage cupboard.

Bedroom 3

11' 4" x 9' 4" (3.46m x 2.84m)

With window to rear aspect and a radiator.



FIRST FLOOR

Landing

5' 6" x 7' 2" (1.67m x 2.19m)

With window to front aspect, fitted storage cupboard and a radiator.

Bedroom 2

11' 9" x 10' 1" (3.59m x 3.07m)

With window to rear aspect, fitted wardrobe with sliding mirror doors and a radiator.

Bedroom 1

9' 1" x 10' 3" (2.76m x 3.13m)

Window to rear aspect, fitted cupboard and a radiator.

Bathroom

8' 1" x 6' 8" (2.47m x 2.04m)

Obscured window to front aspect, bath, shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.





EXTERNALLY

Garden

To the front is a pebbled seating area behind a low stone wall. The rear is an enclosed, paved south facing garden, with a flower border, seating area and the benefit of an outside tap and electrical socket.

Garage

Single Garage

Private garage in the cul-de-sac and visitor parking when available.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1036 ft²
96.6 m²

Reduced headroom

29 ft²
2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



ADDITIONAL INFORMATION

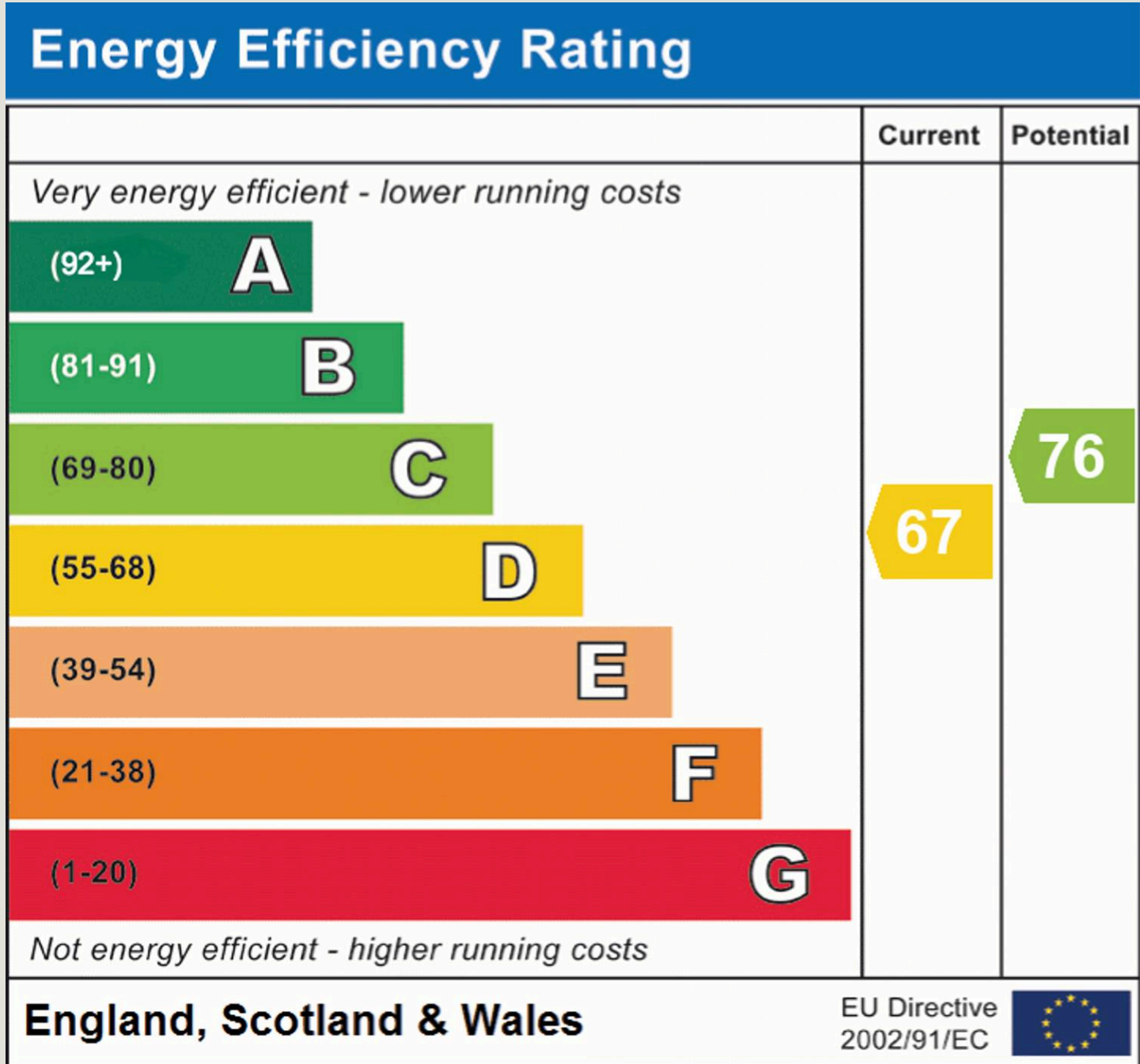
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

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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