



Keswick

2 Windebrowe Avenue, Keswick, Cumbria, CA12 4JA

An outstanding substantially extended and comprehensively upgraded four bedroom semi-detached house conveniently situated under half a mile from Keswick town centre overlooking mature woodland and providing immaculately presented accommodation.

A local occupancy condition applies.

Internal viewing is highly recommended.

Offers over £395,000

Quick Overview

- Outstanding substantially extended and comprehensively upgraded semi-detached house
- Under half a mile from Keswick town centre
- Open front outlook to mature woodland
- Immaculately presented accommodation
- Four bedrooms and two bath / shower rooms
- Fitted dining kitchen and utility room
- Front landscaped garden
- Rear on-site parking spaces
- Local occupancy restriction applies
- Internal viewing highly recommended

Property Reference: KW0595



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2



C



Ultrafast
Broadband
Available



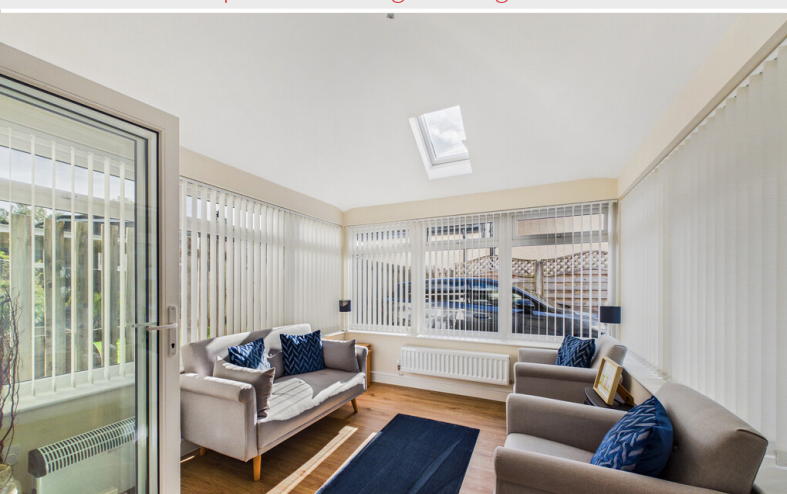
2



Open Plan Living / Sitting Room



Open Plan Living / Sitting Room



Sun Room



Sun Room

Accommodation

Ground Floor:

Entrance Hall

With radiator, under stairs cupboard.

Open Plan Living / Sitting Room

With recessed fireplace and wood burning stove, two radiators, double doors to the front garden, bi-folding doors to the rear sun room.

Sun Room

With roof window, radiator, external door.

Dining Kitchen

With windows to two elevations, fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, extractor unit, Belling stove, dish washer, fridge and freezer.

Utility Room

With fitted base units, plumbing for washing machine, radiator.

WC

With WC, wash hand basin, radiator.

First Floor:

Landing

With built in cupboard.

Bedroom One

With radiator, range of built in wardrobes.

En-suite Shower Room

With WC, vanity wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom Two

With radiator.

Bedroom Three

With radiator, built in wardrobe.

Bedroom Four

With radiator.

Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.



Open Plan Living / Sitting Room



Dining Kitchen



Dining Kitchen



Dining Kitchen



Bedroom Three



Bedroom Four

Outside:

Front lawned garden with paved terrace and stocked and shrubbed borders, side pathway, rear block paved driveway providing on-site parking spaces.

Services

Mains water, electricity, gas and drainage. Gas central heating. Nine solar roof panels with battery storage.

Tenure

Freehold.

Council Tax

Band C.

Local Occupancy Restriction

A local occupancy condition applies requiring the purchaser to have lived in their only or principal home or worked within the boundaries of the Lake District National Park, or a combination of the two, for three years immediately prior to purchase.

Directions

From Keswick town centre proceed onto Penrith Road and turn right onto Windebrowe Avenue immediately after the right turning for Blencathra Street. The property is located immediately on the left.

What3words

///rehearsed.protect.match

Price

Offers over £395,000 are invited for consideration.

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).



Bedroom One



Bedroom Two



Front Elevation



Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey

Sales Manager & Property Valuer

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Dawn Branson

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Sue Jackson

Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Angela Bell

Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Chris Houghton

Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week
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Call **01768 741741** or request
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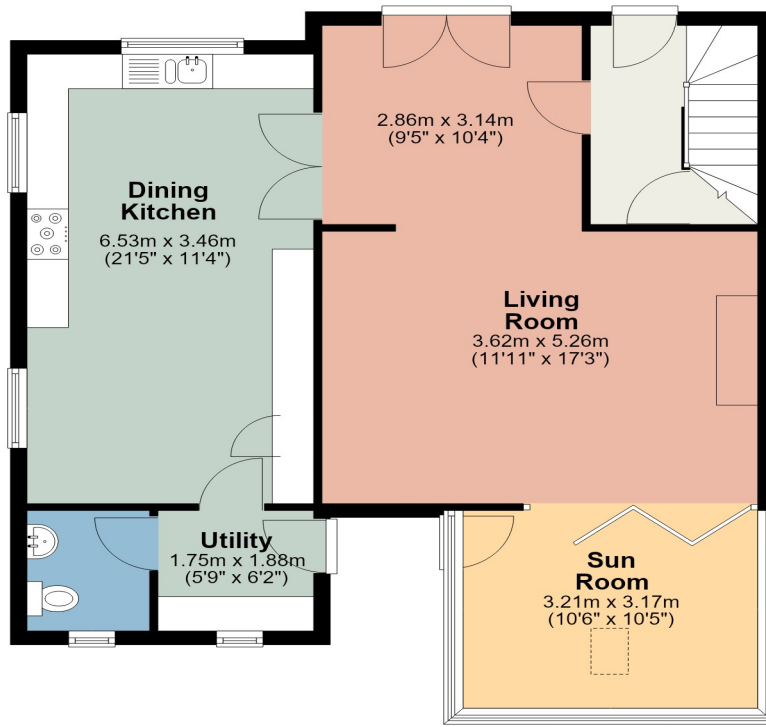


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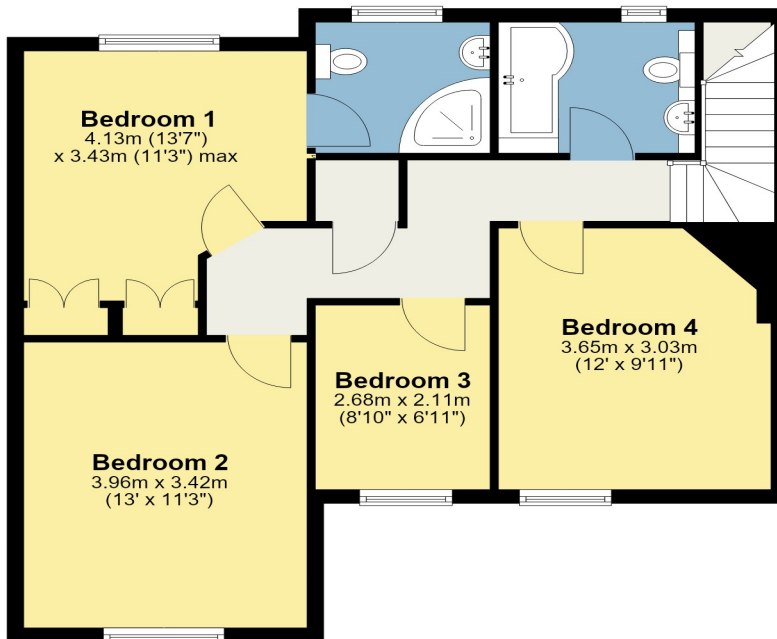
Ground Floor

Approx. 74.7 sq. metres (804.2 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



Total area: approx. 139.4 sq. metres (1501.0 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.

2 Windebrowe Avenue, Keswick

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Request a Viewing Online or Call 01768 741741