



Three Oaks Browfoot, Keswick, CA12 4LQ

£450,000





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# Three Oaks Browfoot

## Keswick, CA12 4LQ

- Charming period semi-detached cottage
- Just half a mile from Keswick town centre
- Two generous double bedrooms
- Well-appointed kitchen and separate utility room
- Off-street parking to the front
- Thoughtfully extended with beautifully presented interiors throughout
- Picturesque views of Latrigg fell from the front
- Spacious open plan living/dining area with vaulted ceiling
- Stylish modern bathroom
- Beautifully landscaped private rear garden

Three Oaks is a delightful cottage-style two bedroom semi-detached home. Situated in the sought-after Browfoot area, just half a mile from Keswick town centre, this extended property offers superb accommodation throughout and enjoys lovely views towards Latrigg fell. The property benefits from off-road parking to the front and a beautifully landscaped rear garden. Keswick offers an excellent range of independent shops, cafes, restaurants and outdoor pursuits, with stunning fells and lakes right on the doorstep.

The accommodation briefly comprises entrance porch and hallway, impressive open plan living/dining room with vaulted ceiling and multi-fuel stove, ground floor WC, fitted kitchen and utility room. To the first floor are two double bedrooms and a stylish bathroom. The thoughtful layout and high standard of presentation make this an exceptional home, and we strongly recommend viewing to fully appreciate what's on offer.

### Directions

What3words location: ///slows.represent.pets



### Entrance Hall

10'3" x 8'3" (3.13m x 2.54m)  
Featuring radiator and useful under stairs storage cupboard.

### Lounge

12'4" x 18'4" (3.78m x 5.61m)  
The lounge opens out into the dining room and has a recessed fireplace houses a multi-fuel stove, perfect for cosy evenings.

### Dining Room

11'4" x 15'4" (3.47m x 4.69m)  
This is a wonderfully bright and airy dining space with windows to both front and rear, impressive part vaulted ceiling with roof windows bringing in plenty of natural light and patio doors which open onto the landscaped rear garden.

### Kitchen

9'8" x 9'8" (2.96m x 2.96m)  
Fitted with a range of base and wall units, stainless steel sink with mixer tap, integrated dishwasher, oven, hob and extractor unit. Radiator.

### Utility

4'1" x 6'11" (1.27m x 2.12m)  
Practical space with plumbing for washing machine and external door access.



#### **W.C.**

**6'7" x 3'1" (2.02m x 0.95m)**  
Ground floor cloakroom with WC and wash hand basin.

#### **Principal Bedroom**

**12'6" x 11'4" (3.83m x 3.46m)**  
A generous double bedroom with radiator and built-in storage cupboard.

#### **Bedroom Two**

**9'7" x 9'6" (2.94m x 2.91m)**  
A well-proportioned second double bedroom with radiator.

#### **Bathroom**

**12'8" x 5'3" (3.87m x 1.62m)**  
Modern family bathroom featuring WC, wash hand basin, L shaped bath with shower over, ceramic wall tiling and heated towel rail

#### **Landing**

**6'7" x 7'2" (2.03m x 2.20m)**  
Window to the front of the property, loft access.

#### **Outside**

The property benefits from a front forecourt providing convenient off-street parking for a minimum of two cars. A side pathway leads to the rear garden, which is a particular feature of the property. The beautifully landscaped garden comprises a paved patio area ideal for outdoor dining, lawn with well-stocked borders filled with mature shrubs and plants, all enclosed by mature hedging providing privacy.

#### **Services and Additional Information**

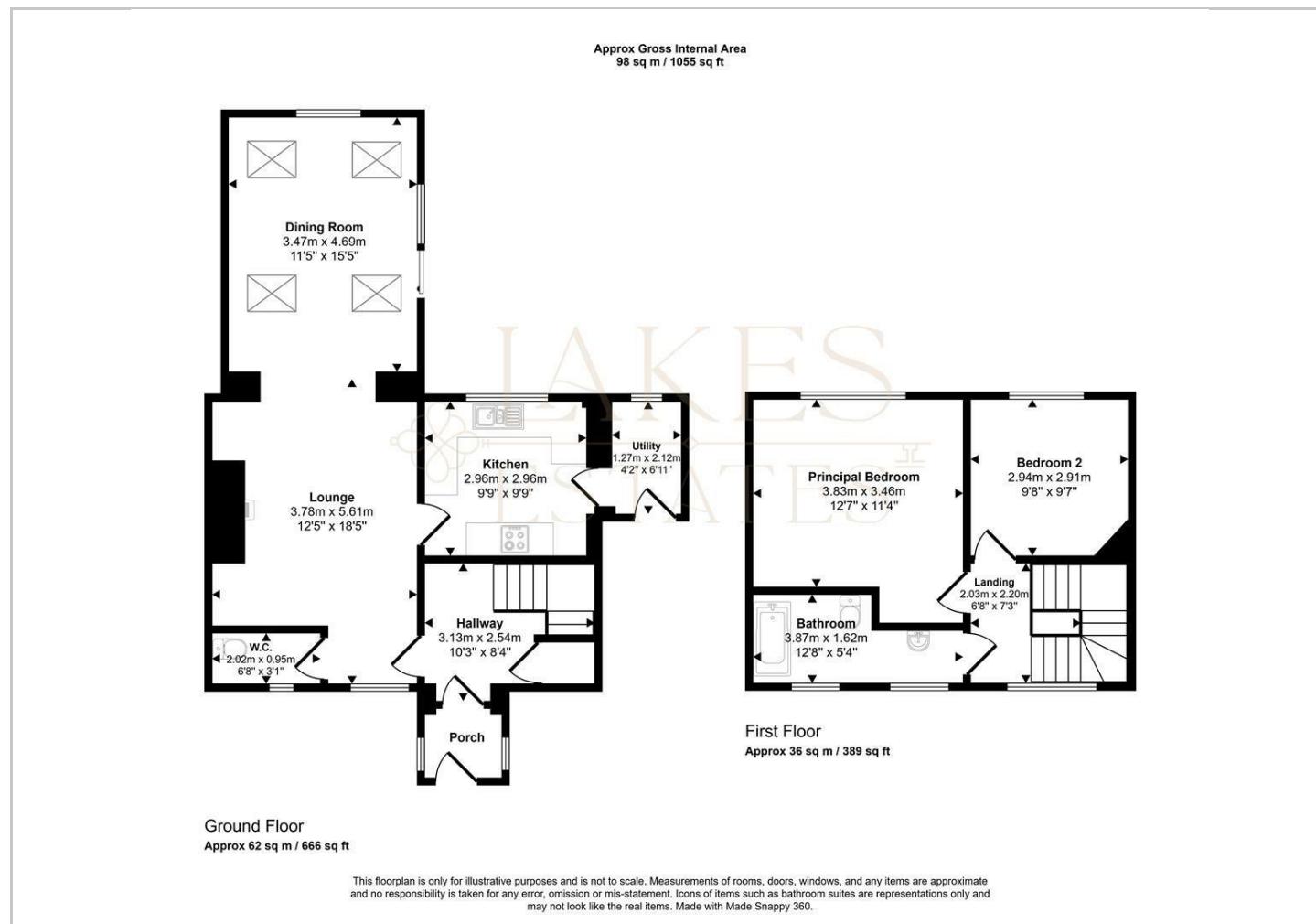
Mains water, electricity, gas and drainage. Gas central heating. Council Tax Band D.

#### **Please Note**

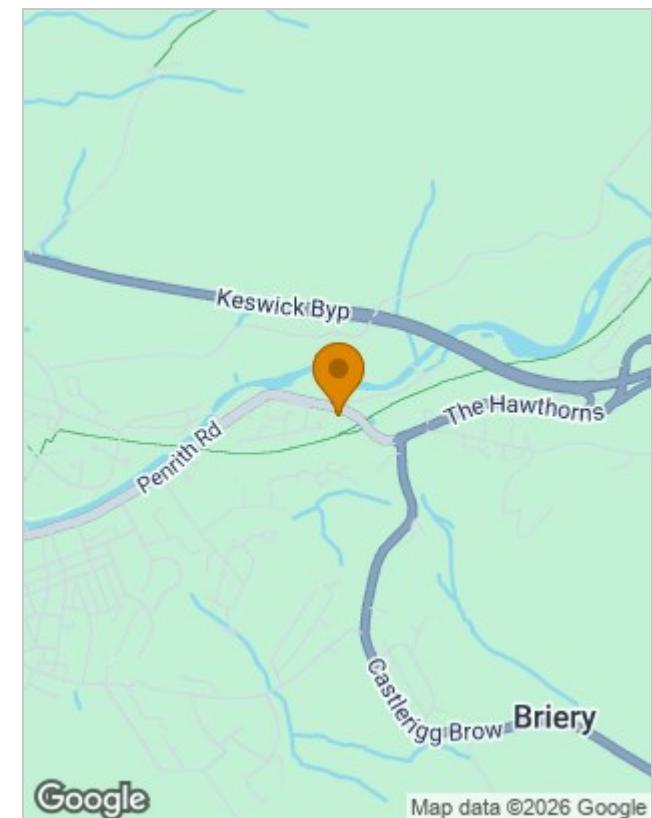
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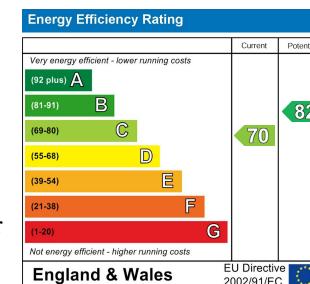
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.