

# PFK

102 Centurion Rise, Penrith, Cumbria CA11 8BS

Guide Price £450,000





## LOCATION

Located in a modern, private residential development close to the town centre with easy access to both M6/A66. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

## PROPERTY DESCRIPTION

Sitting pretty in an elevated position close to Penrith town centre is this five year old executive detached family home, built by renowned local builder Story Homes, this is a Warwick style property and is turn key ready with a glorious south west facing tiered garden.

This superb family home offers stylish accommodation, starting with an impressive vaulted ceiling hallway, with Velux roof-light, bringing light flooding into the hall and galleried landing. The internal doors to all rooms are oak and lead off to; a cloakroom WC and spacious lounge with picture window to the front. A spectacular open plan kitchen / dining / family room is found across the full width of the back of the property, with both French and bifold doors leading out to the rear patio and garden offering glimpses of the Lakeland fells. The ground floor is completed by an integral garage.

The first floor has four double bedrooms, the master benefitting from quality built in wardrobes to one wall and also being en-suite, the family bathroom is four piece and there is an airing cupboard housing the pressurised hot water system. Additional upgrades were added when this home was built offering a great opportunity for your family to enjoy the benefits, along with the impressive standard installation of zoned gas central heating, separating the ground and first floors for your comfort and convenience. The front of the property offers block paved driveway parking, garage access and secure gated pedestrian access to the rear garden.

## ACCOMMODATION

### Entrance

Composite front door into entrance hallway with vaulted ceiling, Velux roof light, window to the front aspect, understairs storage cupboard, luxury vinyl tiled flooring, radiator, doors off to:

### Cloakroom W.C.

1.65m x 0.99m (5' 5" x 3' 3")  
With W.C., wall mounted wash-hand basin, radiator, continuation of the LVT flooring

### Lounge

5.13m x 3.81m (16' 10" x 12' 6")  
Double glazed picture window to the front aspect, radiator

## Kitchen Dining Family Room

9.43m x 3.64m (30' 11" x 11' 11")  
Found to the rear of the property across the full width of the footprint and a continuation of the luxury vinyl tiled flooring. To the kitchen end is a window to the rear aspect and to the dining area are bi-fold doors and French doors to the family sitting area looking out to the rear. Two radiators, the kitchen is fitted with a range of matt Shaker-style wall and base units, full height 50-50 integrated fridge freezer, integrated dishwasher, integrated double eye level oven and grill, 5-ring gas hob with stainless steel chimney extractor over and glass splashback, space and plumbing for a free-standing washing machine, 1.5 bowl stainless steel sink and drainer unit with mixer tap, Silestone worktops with upstands, integral door leading to the garage.

### Garage

5.12m x 2.68m (16' 10" x 8' 10")  
Housing the wall mounted gas central heating boiler, power points, lights and RCD electric switch board

## FIRST FLOOR

### Landing

Flooded with light from the vaulted ceiling and Velux, loft access hatch, airing cupboard housing the pressurised hot water tank system, radiator, doors leading off to:

### Bedroom 1

3.42m x 3.26m (11' 3" x 10' 8")  
Window to the front elevation, radiator, full wall of high quality built-in wardrobes installed as an upgrade from new, door leading to the en-suite

### En-suite

2.18m x 1.19m (7' 2" x 3' 11")  
Window to the side elevation, double walk-in shower cubicle with dual head shower, W.C. and wash-hand basin inset into vanity unit, stainless steel ladder radiator, shaver socket

## Bedroom 2

3.61m x 2.94m (11' 10" x 9' 8")

Window to the rear elevation with far reaching Lakeland Fell views, radiator, upgraded high quality built-in wardrobes installed from new

## Family Bathroom

2.95m x 2.38m (9' 8" x 7' 10")

Window to the rear elevation, bath with mixer taps and separate shower head attachment, W.C., wash-hand basin inset into vanity unit, double-walk in shower cubicle with dual head mixer shower, inset spotlights, extractor fan, stainless steel ladder radiator

## Bedroom 3

3.15m x 2.96m (10' 4" x 9' 9")

Window to the rear elevation with far reaching Lakeland views, radiator

## Bedroom 4

4.07m x 2.73m (13' 4" x 8' 11")

Window to the front elevation, radiator

## EXTERNALLY

### Gardens and Parking

Front garden mainly laid to lawn, block paved driveway offering parking for a couple of vehicles, access to the garage, gated pedestrian path providing secure access to the rear garden with a south-westerly aspect, tiered landscaping and patio, mainly laid to lawn, sleeper terrace, steps leading down to the lower lawned area

## ADDITIONAL INFORMATION

### Tenure & EPC

Tenure - Freehold  
EPC - B

## Estate Management Charges

LSL Estate Management manage 'The Fairways (Penrith) Management Co Ltd' there is an annual charge due, which for the year ending 28/2/25 was £128.37. This covers general management, gardening and grounds maintenance costs.

## Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: 102 Centurion Rise can be located with the postcode CA11 8BS and identified by a PFK For Sale board. Alternatively by using What3Words: ///vines.wedding.sideboard



