

# Cumbrian Properties

41 Centurion Rise, Penrith



**Price Region £450,000**

**EPC-B**

Extended detached family home | Story home development

Open plan living | 4 bedrooms | 3 bathrooms

Gardens, drive & integral garage | Close to golf course

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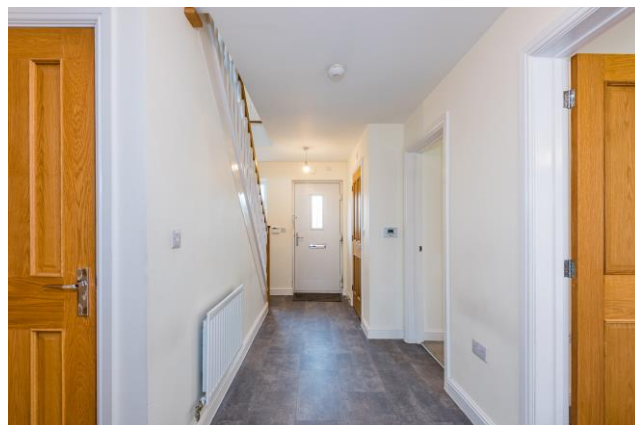
A four bedroom, three bathroom, detached family home that has been recently extended to the ground floor offering fantastic living space and benefitting from a lovely open aspect over the open countryside towards the Lakeland fells. Situated in the Story built Fairways development near Penrith's golf course the accommodation briefly comprises entrance hall, cloakroom, dining room, lounge with bi-fold doors to the rear patio and an extension incorporating a fantastic living/dining/kitchen with patio doors onto the rear garden, and utility/boot room. To the first floor there are four good size bedrooms, two en-suite shower rooms and four piece family bathroom. Lawned front and rear gardens, block paved driveway and integral garage with utility area.

Fairways is on the fringe of Penrith but is within easy walking distance of the town centre with a variety of local amenities including schools, sports facilities and excellent transport links via road and rail. Sold with the benefit of an onward chain.

The accommodation with approximate measurements briefly comprises:

### **Composite front door into spacious entrance hall.**

**ENTRANCE HALL** UPVC double glazed window, oak staircase to the first floor, radiator, understairs storage cupboard and Moduleo flooring. Oak doors to cloakroom, dining room, lounge and open plan living/dining/kitchen. Door to integral garage.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising low level WC and wall mounted wash hand basin. Radiator, part tiled walls, Moduleo flooring and UPVC double glazed frosted window.



CLOAKROOM



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**DINING ROOM (13' max x 12' 4 max)** Radiator and UPVC double glazed window with lovely views across the open countryside.



DINING ROOM

**LOUNGE (17'6 x 13' max)** Fireplace housing a log effect gas fire, two radiators and UPVC double glazed bi-fold doors opening onto the rear garden.



LOUNGE

**OPEN PLAN LIVING/DINING/KITCHEN (22' max x 19'7 max)**

**KITCHEN AREA** Fitted kitchen incorporating a five ring gas hob with stainless steel splashback and extractor hood above, one and a half bowl sink with mixer tap, integrated Aeg double oven and microwave, integrated dishwasher, fridge and freezer. Ceiling spotlights, radiator and Moduleo flooring.

**LIVING/DINING AREA** Two double glazed Velux windows, ceiling spotlights, UPVC double glazed window, UPVC double glazed French doors to the rear garden and glazed oak door to the utility room/boot room.



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LIVING/DINING/KITCHEN

**UTILITY ROOM/BOOT ROOM (11' x 5')** UPVC double glazed window, double glazed Velux window and composite door to the rear.



UTILITY ROOM

**FIRST FLOOR**

**LANDING** Loft access, UPVC double glazed window to the front with lovely views across the open countryside towards the fells, radiator and oak doors to the airing cupboard, bedrooms and family bathroom.



LANDING

**MASTER BEDROOM (14'3 x 11'9)** UPVC double glazed window, radiator, built-in wardrobes, ceiling spotlights and door to en-suite shower room.

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MASTER BEDROOM

**EN-SUITE SHOWER ROOM 1** Three piece suite comprising tiled shower cubicle with rainfall shower and hand held shower attachment, low level WC and vanity unit wash hand basin. Part tiled walls, tiled flooring, chrome towel rail radiator, ceiling spotlights and UPVC double glazed frosted window.



MASTER BEDROOM EN-SUITE

**BEDROOM 2 (11'9 max x 11'5)** UPVC double glazed window, radiator and door to en-suite shower room.



BEDROOM 2



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**EN-SUITE SHOWER ROOM 2** Three piece suite comprising rainfall shower and handheld shower attachment in tiled cubicle, low level WC and vanity unit wash hand basin. Part tiled walls, tiled flooring, chrome towel rail radiator, ceiling spotlights and UPVC double glazed frosted window.



BEDROOM 2 EN-SUITE

**FAMILY BATHROOM (10' x 7')** Four piece suite comprising rainfall shower and handheld shower attachment in walk-in cubicle, panelled bath with hand held shower attachment, low level WC and vanity unit wash hand basin. Part tiled walls, tiled flooring, chrome towel rail radiator, ceiling spotlights and UPVC double glazed frosted window.



FAMILY BATHROOM

**BEDROOM 3 (14' max x 11' max)** Radiator and UPVC double glazed window with fabulous views across the open countryside towards the fells.



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**BEDROOM 4 (13' max x 11' max)** Radiator and UPVC double glazed window with fabulous views across the open countryside towards the fells.



BEDROOM 4

**OUTSIDE** Lawned front garden with block paved driveway providing parking in front of the integral garage. Gated access to either side leads to the lawned rear garden with flagged patio.

**INTEGRAL GARAGE (20' x 10'7 approx.)** Incorporating utility area with wall and base units, plumbing for washing machine and UPVC double glazed frosted window.



REAR GARDEN



REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold. Service charge approx. £112.00 per annum for the upkeep of communal areas/grass cutting.

**COUNCIL TAX** We are informed the property is Tax Band E.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

