

PKK

38 Centurion Rise, Penrith, Cumbria CA11 8BS
Offers Over: £420,000





LOCATION

The Fairways is located on the outskirts of the quaint market town of Penrith, benefitting from the surrounding attractive scenery of the Lake District and Eden Valley, whilst being close to the town centre. Close by is Penrith Golf Course, which won Golf Mark Club of the year in 2016, as well as the Beacon – a monument built in 1719, which can be accessed via a walking route and has breathtaking views at the top. There are excellent transport links, with easy access to the M6 and A66, as well as local bus services and a mainline railway station. There are many educational facilities in Penrith, including Beaconside Primary School, North Lakes School and Queen Elizabeth Grammar School.

PROPERTY DESCRIPTION

38 Centurion Rise is found on the popular Story estate know as "The Fairways", located by the golf course and on the fringes of Penrith. This generously proportioned four bedroom detached home, being the 'Sanderson' house type, would make the most ideal family home given the space and flexibility of accommodation on offer.

Thanks to its elevated position at the top of the development, the property boasts fantastic views towards the Lake District, a private and fully enclosed lawned garden with patio to the rear, an integral garage which also doubles as a utility room and the plot itself backs onto open countryside. Accommodation extends to approximately 1450 sq ft and comprises reception hall, living room, superb kitchen/dining room and cloakroom/WC to the ground floor. To the first floor, there is a principal bedroom with en suite shower room, three further bedrooms and a four piece family bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.83m x 1.17m (15' 10" x 3' 10") maximum. The property is accessed via a part-obscure glazed uPVC front door leading into the entrance hall with tiled flooring, walk-in understairs cupboard and carpeted stairs to the first floor.

Living Room

4.89m x 3.61m (16' 1" x 11' 10") A front aspect carpeted reception room with views over the distant fells. TV and telephone points.

Kitchen Diner

3.04m x 7.72m (10' 0" x 25' 4") The kitchen is fitted with high gloss grey wall and base units with complementary work surfacing and splashbacks incorporating an inset dual sink and drainer with mixer taps. Stainless steel Duplex hob with glass splashback and chrome extractor over. Built-in AEG double oven, integrated fridge freezer and AEG dishwasher. Pelmet LED downlighters beneath the wall units. Rear aspect window and uPVC bi-fold doors leading out to the rear patio.

WC

0.86m x 1.47m (2' 10" x 4' 10") Part-tiled and fitted with a two piece suite comprising low level WC and wall-mounted sink with chrome mixer tap, mirror and radiator.

Integral Garage

5.67m x 2.53m (18' 7" x 8' 4") Currently used as a utility room, fitted with high gloss wall and base units, one of which houses the combi boiler. Complementary work surfacing and splashback. Space and plumbing for washing machine. Side aspect window and up-and-over garage door to the front.

FIRST FLOOR

First Floor Landing

2.05m x 3.26m (6' 9" x 10' 8") Carpeted stairs with wooden balustrade lead up to the first floor landing with doors to all rooms, loft hatch and a built-in airing cupboard housing the hot water cylinder. Side aspect window to half landing.

Principal Bedroom

4.11m x 3.45m (13' 6" x 11' 4") maximum. Carpeted double bedroom with front aspect window offering fell views.

En Suite Shower Room

1.18m x 2.52m (3' 10" x 8' 3") Fitted with a three piece suite comprising double width tiled shower enclosure with main powered shower, wall mounted vanity unit with wash hand basin and low level WC. Part tiled walls, chrome towel radiator, extractor fan, shavers socket and obscured side aspect window.

Bedroom 2

4.16m x 2.85m (13' 8" x 9' 4") A carpeted rear aspect double bedroom.

Bedroom 3

3.75m x 3.45m (12' 4" x 11' 4") A carpeted front aspect double bedroom with TV point.

Bedroom 4

3.09m x 2.5m (10' 2" x 8' 2") A carpeted rear aspect double bedroom. Currently used as a home office.

Family Bathroom

3.08m x 2.08m (10' 1" x 6' 10") Fitted with a four piece suite comprising bath with handheld shower attachment, shower enclosure with mains shower, WC and wall-mounted vanity unit with inset wash hand basin. Part tiled walls, chrome heated towel radiator, obscured side aspect window, shaver socket and extractor fan.

EXTERIOR

Parking and Gardens

To the front of the property is a block paved driveway providing parking for two vehicles and leading to the integral garage. The front garden is laid to lawn with path leading around the side of the property and providing gated side access to the rear. The rear garden is enclosed, mainly laid to lawn and has a paved patio area.

ADDITIONAL INFORMATION

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

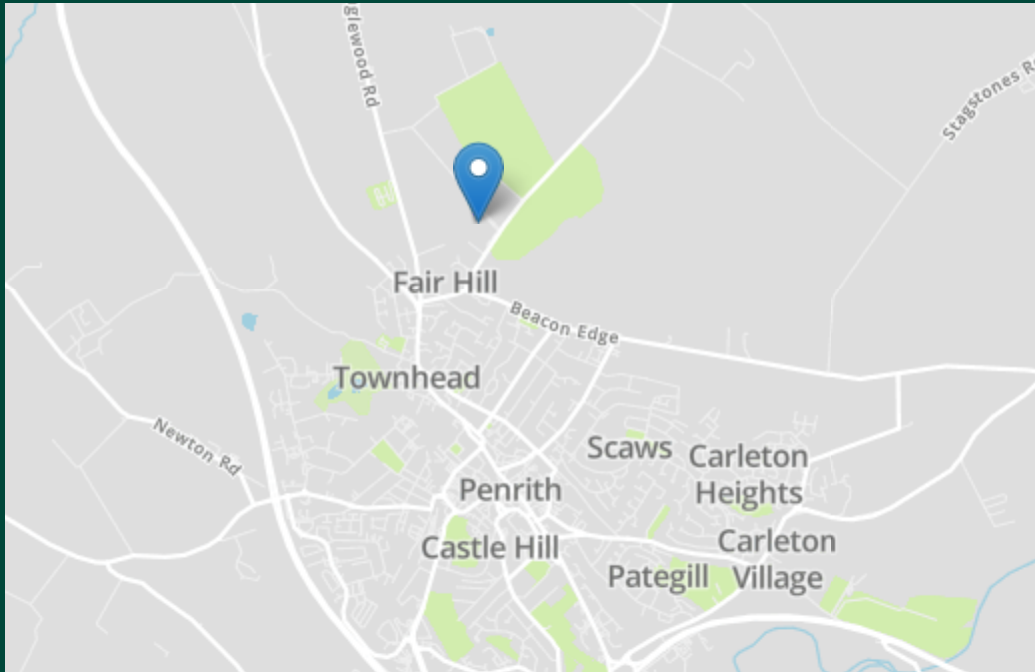
Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Burglar alarm installed. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith travel up Fell Lane turning left at the top onto Beacon Edge. Continue along to the end, turning right at the mini-roundabout onto Salkeld Road. The entrance to the development is a short distance along on the left. Follow the road round to the right, to the top of the hill, turn left before the dead end and 38 Centurion Rise is the 2nd on the right.





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

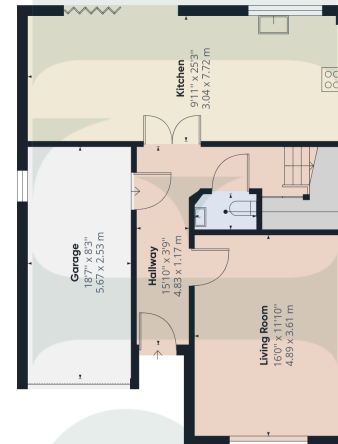
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Approximate total area⁽¹⁾
1452.40 ft²
134.93 m²

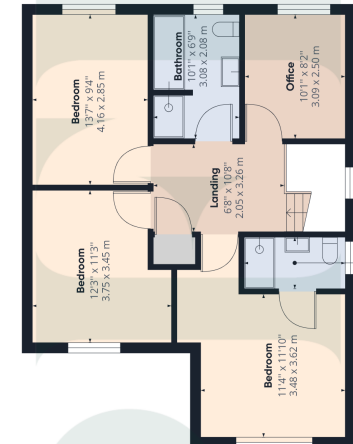
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 340



Floor 0 Building 1



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