

PFK

9 Centurion Park, Kirkby Thore, Penrith, Cumbria CA10 1UL

Guide Price: £310,000





PFK

LOCATION

The property is located within the well served and popular village of Kirkby Thore, just off the A66 in the Eden valley, almost equidistant (7 miles) from Penrith and Appleby-in-Westmorland, and providing a village store, primary school and village hall. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith with the Lake District National Park also within easy reach.

PROPERTY DESCRIPTION

A well proportioned 4 bedroomed, detached property positioned towards the head of a quiet cul-de-sac of similar properties, with integral garage, private driveway, attractive gardens and a rural outlook to the rear.

An excellent family home, occupying a good sized plot, that has been very well maintained over the years, providing versatile and spacious rooms throughout. Briefly comprising entrance hall with access to a cloakroom/WC and understairs store cupboard with doors leading to a dual aspect living room, dining room and kitchen. A conservatory sits off the dining room, enjoying an outlook over the attractive gardens, with a further dining area accessed via the kitchen and a useful utility and integral single garage completing the ground floor accommodation.

To the first floor there are three double bedrooms, one enjoying ensuite facilities, a single room, currently utilised as an office and a three piece family bathroom, with all first floor rooms enjoying views over open countryside.

Externally a private driveway provides ample parking, with a terraced garden to the rear with a delightful combination of patio gardens, lawned areas, established flower beds, rockeries and a vegetable garden.

ACCOMMODATION

Entrance Hall

Accessed via UPVC part glazed door. Stairs leading to the first floor with understairs cupboard, radiator and doors to ground floor rooms.

Cloakroom/WC

Fitted with WC and wash hand basin with tiled splashbacks, radiator and obscured front aspect window.

Living Room

3.5m x 5.7m (11' 6" x 18' 8") A bright, dual aspect reception room with open fire in a wood surround with stone hearth, radiator and wall mounted lighting.

Dining Room

2.9m x 3.7m (9' 6" x 12' 2") A bright and versatile reception room, currently utilised as a formal dining room, with radiator and patio doors giving access to the conservatory.

Conservatory

2.4m x 3.8m (7' 10" x 12' 6") Of dwarf wall construction and glazed to three sides with UPVC patio doors leading out to the garden. With wall mounted electric heater and tiled flooring.

Kitchen

3.0m x 3.0m (9' 10" x 9' 10") (max measurements) Fitted with an excellent range of wall, base and glass fronted display units with complementary work surfacing, incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including induction hob with extractor over, dishwasher, eye level double oven and under counter fridge, laminate flooring and open access through to a further dining area.

Dining Area

2.8m x 3.1m (9' 2" x 10' 2") With door to the utility room and UPVC patio doors leading out to the garden, radiator and laminate flooring.

Utility Room

2.8m x 1.6m (9' 2" x 5' 3") Fitted with wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for washing machine and space for full height fridge freezer, cloaks area, loft hatch, radiator, door to the integral garage with a further external door out to the side of the property.

FIRST FLOOR LANDING

With loft hatch, radiator and doors to first floor rooms.

Bedroom 1

3.2m x 3.6m (10' 6" x 11' 10") A front aspect, principal bedroom enjoying views towards the Pennines. With an excellent range of fitted bedroom furniture, radiator and door leading to the ensuite.

Ensuite Shower Room

Fitted with three piece suite comprising tiled shower cubicle with electric shower, wash hand basin and WC. Wall mounted mirror, light and shaver point, tiled walls, extractor fan, laminate flooring and obscured window.

Bedroom 2

3.4m x 3.0m (11' 2" x 9' 10") A rear aspect double bedroom with radiator and enjoying lovely views.

Bedroom 3

2.9m x 2.3m (9' 6" x 7' 7") A rear aspect bedroom with radiator and enjoying a lovely outlook towards the Lakeland fells.

Bedroom 4/Office

2.3m x 2.7m (7' 7" x 8' 10") Currently utilised as an office, this front aspect room enjoys lovely views towards the Pennines. With radiator and door to a shelved airing cupboard housing the hot water cylinder.

Bathroom

Fitted with a three piece suite comprising WC, wash hand basin and bath with mains shower over and fitted concertina shower screen. Fully tiled walls and laminate flooring, wall mounted mirror, light and shaver point, extractor fan, radiator and obscured side aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a block paved driveway providing offroad parking and leading to the integral garage with side access leading round to the rear. The attractive, terraced rear garden has a large patio area with ample space for seating/dining furniture with steps leading up to a lawned area bordered by an array of rockery, shrubs and flower beds, discreetly concealing the oil tank and also benefitting from a small vegetable patch, all enjoying an open outlook over rural countryside.

Garage

2.8m x 5.2m (9' 2" x 17' 1") Integral garage with up and over door, power, lighting and housing the central heating boiler.

ADDITIONAL INFORMATION

Maintenance Charges

The property is located on a private road on the estate, with an annual maintenance charge of £125 payable to cover upkeep and insurance.

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

Referral & 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 2022 was £260.48; 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, water and drainage. Oil fired central heating and double glazing installed. Alarm system installed. Telephone line installed subject to BT regulations. 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.

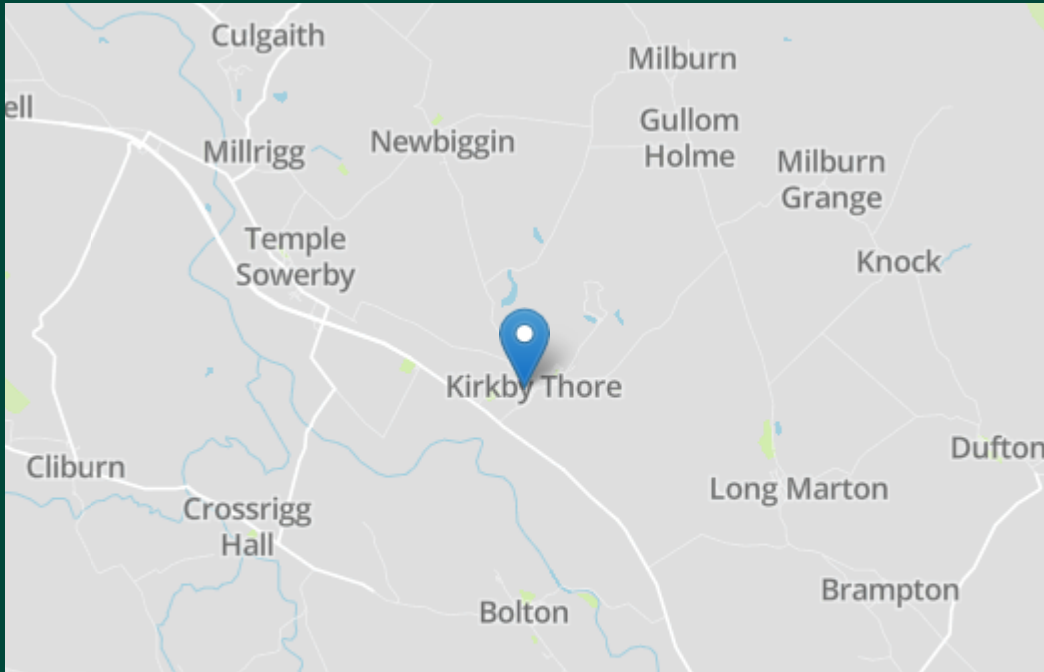
Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Front Door - fatigued.vintages.sleeps

Leave Penrith on the A6 heading south, and at the Kemplay roundabout, take the second exit on to the A66 to Scotch Corner. After approx. 7 miles turn left off the main road into Kirkby Thore village. At the village shop, turn left and continue on the road, taking the second left onto Piper Lane, then the first left into Centurion Park. Continue on to the estate, taking the left turn and the property can be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

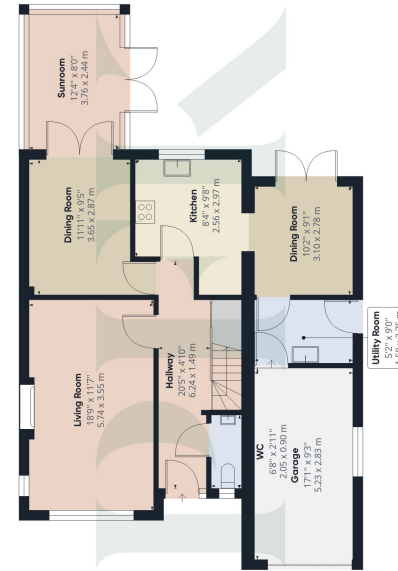
PFK

Approximate total area⁽¹⁾
1568.62 ft²
145,73 m²

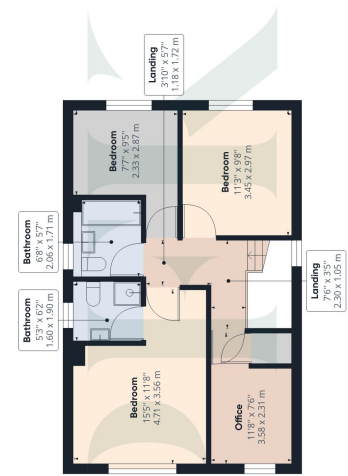
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Floor 1