

# PKK

126 Centurion Rise, Penrith, Cumbria CA11 8BS

Guide Price: £530,000





PFK

## 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

An immaculately presented five bed detached house situated in a popular location within easy reach of the town centre and in close proximity to all local amenities. The property is of a high standard throughout with quality doors, light fittings and sockets and would make a perfect family home with the spacious accommodation that is on offer.

Accommodation briefly comprises to the ground floor, entrance hall with large storage cupboard, bright living room with electric, flame effect wall mounted fire, snug with bay window, cloakroom/WC, utility room, and a spacious kitchen/dining/living room with patio doors giving access to the rear garden. To the first floor there are five double bedrooms with two bedrooms benefitting from ensuite shower rooms and a four piece family bathroom.

Externally, the property benefits from ample offroad parking leading to a detached double garage and a pleasant garden to the front, laid to lawn with a beech hedge border for privacy. With access to both sides of the property from the front, the generous rear garden has been upgraded providing ample patio areas to sit out and relax, lawned area and an abundance of shrubs and perennials to provide colour all year round.

## ACCOMMODATION

### Entrance Hallway

2.83m x 5.10m (9' 3" x 16' 9") Accessed via a UPVC front door with glazed insert. A generous hallway with front aspect window, radiator, stairs to the first floor with large understairs cloakroom/storage cupboard, and doors giving access to ground floor rooms.

### Living Room

4.35m x 6.32m (14' 3" x 20' 9") A bright front aspect reception room enjoying views towards the Lakeland fells. With inset, feature electric flame fire, TV and telephone points, radiator.

### Snug Area

3.30m x 1.87m (10' 10" x 6' 2") A front aspect room with TV point, radiator and bay window enjoying views towards Blencathra and the Lakeland fells.

### Cloakroom/WC

2.59m x 1.39m (8' 6" x 4' 7") Fitted with concealed cistern WC and wall mounted wash hand basin, part tiled walls, radiator and obscured side aspect window. (This room could be used as a wetroom, subject to conversion).

## Kitchen/Dining/Living

10.79m x 4.16m (max) (35' 5" x 13' 8") (overall measurements) Part glazed double doors lead from the hallway into this bright and airy space.

The kitchen area is fitted with a range of modern, high quality wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl sink and drainer with mixer tap. Integrated appliances include five burner gas hob with stainless steel splashback and extractor over, eye level AEG double oven/grill, dishwasher, fridge and freezer. Under unit and plinth lighting, radiator, spotlighting and rear aspect window overlooking the garden.

The dining area has space for a family dining table, radiator, side aspect window and bifold doors leading out to the rear garden.

The living area has a radiator and also benefits from bifold doors leading out to the patio area and the rear garden.

## Utility Room

3.05m x 1.59m (10' 0" x 5' 3") Fitted with high quality wall and base units with complementary work surfacing and upstands matching the kitchen. Inset stainless steel sink with mixer tap, under counter washing machine, central heating boiler and water meter (housed in one of the units), radiator and part glazed door out to the side of the property, leading to the rear garden.

## FIRST FLOOR LANDING

7.45m x 1.08m (24' 5" x 3' 7") A generous landing with airing cupboard housing the hot water cylinder, loft access hatch, radiator and doors to first floor rooms.

## Principal Bedroom

3.74m x 3.36m (12' 3" x 11' 0") A front aspect double bedroom enjoying views towards the Lakeland fells. With built in wardrobes to one wall, radiator, TV point and door to ensuite.

## Ensuite Shower Room

1.84m x 2.22m (6' 0" x 7' 3") Fitted with a three piece suite comprising tiled double shower cubicle with mains shower and additional hand held shower attachment, concealed cistern WC and wash hand basin on a vanity unit with mirror and shaver socket over. Part tiled walls and tiled flooring, vertical heated chrome towel rail, spotlighting, extractor fan and obscured side aspect window.

## Bedroom 2

3.32m x 3.49m (10' 11" x 11' 5") A rear aspect double bedroom with TV point, radiator and door to ensuite.

## Ensuite Shower Room 2

1.21m x 2.87m (4' 0" x 9' 5") Fitted with a three piece suite comprising concealed cistern WC, wash hand basin on vanity unit with shaver socket and mirror over, and tiled double shower cubicle with mains shower and additional hand held shower attachment. Part tiled walls and tiled flooring, vertical heated chrome towel rail, extractor fan, spotlighting and obscured rear aspect window.

## Family Bathroom

2.43m x 2.88m (8' 0" x 9' 5") Fitted with a four piece suite comprising bath with central mixer tap and additional hand held shower attachment, tiled shower cubicle with mains shower and additional hand held shower attachment, concealed cistern WC and wash hand basin on vanity unit with shaver socket over. Part tiled walls and tiled flooring, vertical heated chrome towel rail, spotlighting, extractor fan and obscured rear aspect window.

## Bedroom 3

3.40m x 2.88m (11' 2" x 9' 5") A rear aspect double bedroom with radiator and TV point.

## Bedroom 4

2.48m x 3.96m (8' 2" x 13' 0") A front aspect double bedroom (currently in use as an office), enjoying lovely views towards the Lake District fells. With radiator and TV point.

## Bedroom 5

2.49m x 3.96m (8' 2" x 13' 0") A further, front aspect double bedroom enjoying views towards the Lakeland fells. With large overstairs storage cupboard, radiator and TV point.

### EXTERNALLY

## Gardens and Parking

To the front of the property, there is offroad parking for several cars on the driveway leading to the garage, and a lawned garden, bordered by beech hedging with a pathway leading to the front door. To the rear, there is an enclosed terraced garden with patio area directly behind the house and trellising with shrubs and perennials. To the upper level, there is a lawned area with shrubs and perennials, and a further patio area with trellising.

## Garage

5.97m x 5.39m (19' 7" x 17' 8") Detached double garage with electric up and over door, overhead storage space, power and lighting.

### ADDITIONAL INFORMATION

## Maintenance Charge

We understand there is a maintenance charge payable of approx £120 per annum to cover the upkeep of the communal greenways.

## Tenure & EPC

The tenure is freehold.  
The EPC rating is B.

## 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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – 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

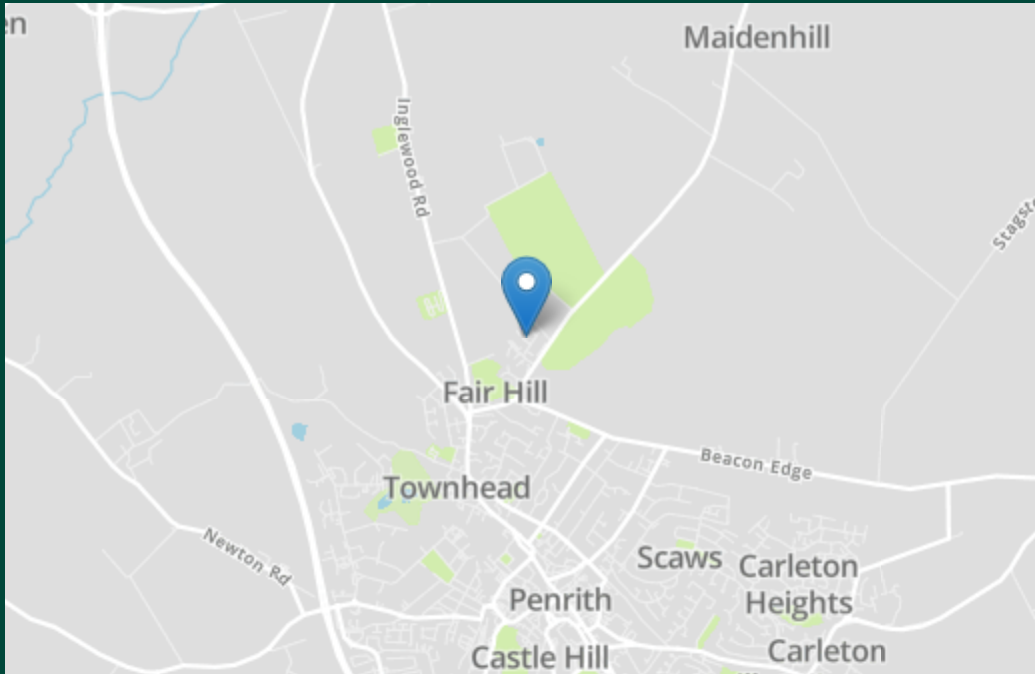
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working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

Council Tax: Band F

Viewing: Through our Penrith office, 01768 862135.

Directions: Proceed north from Penrith town centre on Scotland Road towards the A6 and turn right onto Salkeld Road. Continue up the hill and bear left with the entrance to Centurion Rise on your left hand side. Proceed along this road where the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
2339.38 ft<sup>2</sup>  
217.34 m<sup>2</sup>



**Floor 0 Building 1**



**Floor 0 Building 2**



**Floor 1 Building 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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