



## Calthwaite

£390,000

14 Pennine Way, Calthwaite, Penrith, Cumbria, CA11 9QH

A newly constructed luxury detached four bedroom house forming part of a small private cul de sac development by the award winning Genesis Homes and delightfully situated within Calthwaite village under eight miles from Penrith and twelve miles from Carlisle.

### Quick Overview

Newly constructed luxury detached house  
Prestigious development by the award winning  
Genesis Homes  
Highly energy efficient specification  
Small private cul de sac development in Calthwaite  
village within the Eden Valley  
Under eight miles from Penrith and twelve miles  
from Carlisle  
Four bedrooms and two bath / shower rooms  
Living room and open plan dining kitchen with  
superb integrated appliances  
On site parking, integral garage and gardens  
Ten year LABC warranty  
Part exchange considered subject to terms and  
conditions



4



2



1



TBC



Superfast  
80 Mbps



On-site Parking  
& Garage

Property Reference: P0247



Living Room



Dining Kitchen



Dining Kitchen



Utility Room

A newly constructed luxury detached four bedroom house forming part of a small private cul de sac development by the award winning Genesis Homes and delightfully situated within Calthwaite village under eight miles from Penrith and twelve miles from Carlisle. The village amenities include a primary school, church and public house.

### Accommodation

#### Ground Floor:

Entrance Hall | Living Room | Dining Kitchen | Utility Room | WC

#### First Floor:

Landing | Bedroom 1 with Dressing Area and En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom

#### Outside:

Integral Garage | On Site Parking | Front and Rear Gardens

#### Services

Mains water, electricity and drainage. Green electric central heating.

#### Service Charge

A service charge currently amounting to £390 per annum is payable to cover ongoing costs for the development including insurance for the communal areas and the management company together with any required maintenance, repairs and contingency allowances etc.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

**Tenure**  
Freehold.

**Council Tax**  
Band to be assessed.

**Viewing**  
By appointment with Hackney and Leigh's Penrith office.

**Directions**  
Entering into Calthwaite village from Penrith proceed past the primary school and the Pennine view estate is situated at the end of the village on the left.

**Price**  
£390,000.



Bedroom One



Bedroom Two



Rear Elevation and Garden



Garden

Request a Viewing Online or Call 01768 593593

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



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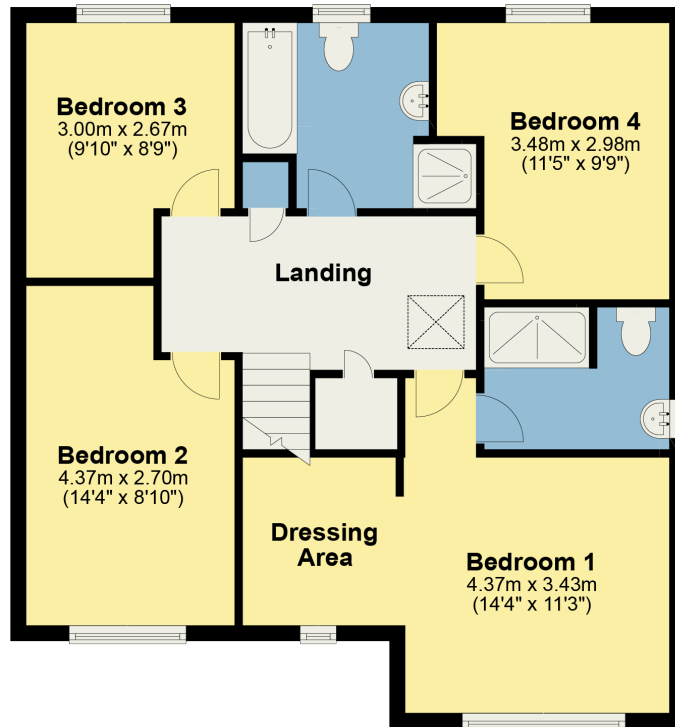


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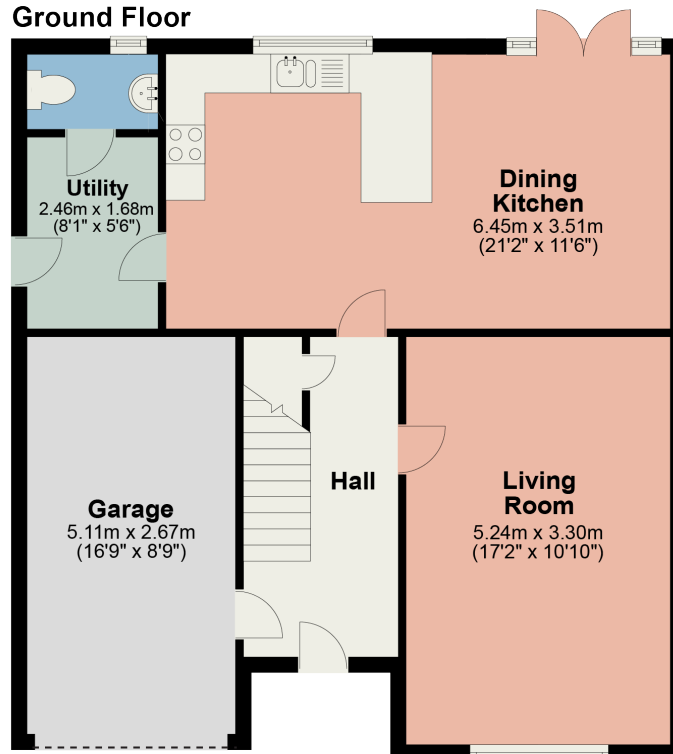
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# 14 Pennine Way, Calthwaite, CA11 9QH

## First Floor



## Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: P0247

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Request a Viewing Online or Call 01768 593593