



Calthwaite

£390,000

12 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 within Calthwaite village and delightfully situated situated under eight miles from Penrith.

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: P0246



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen

A newly constructed luxury detached four bedroom house forming part of a small private cul de sac development by the award winning Genesis Homes within Calthwaite village and delightfully situated 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 Vestibule | Hall | WC | Living Room | Dining Kitchen | Utility Room

First Floor:

Landing | Bedroom 1 with 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

Nick Elgey

Sales Manager

Tel: 01768 593593
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Ruth Leckie

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Nicola Atkinson

Lettings Team

Tel: 01768 593593
renewals@hackney-leigh.co.uk



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Call **01768 593593** or request
online.



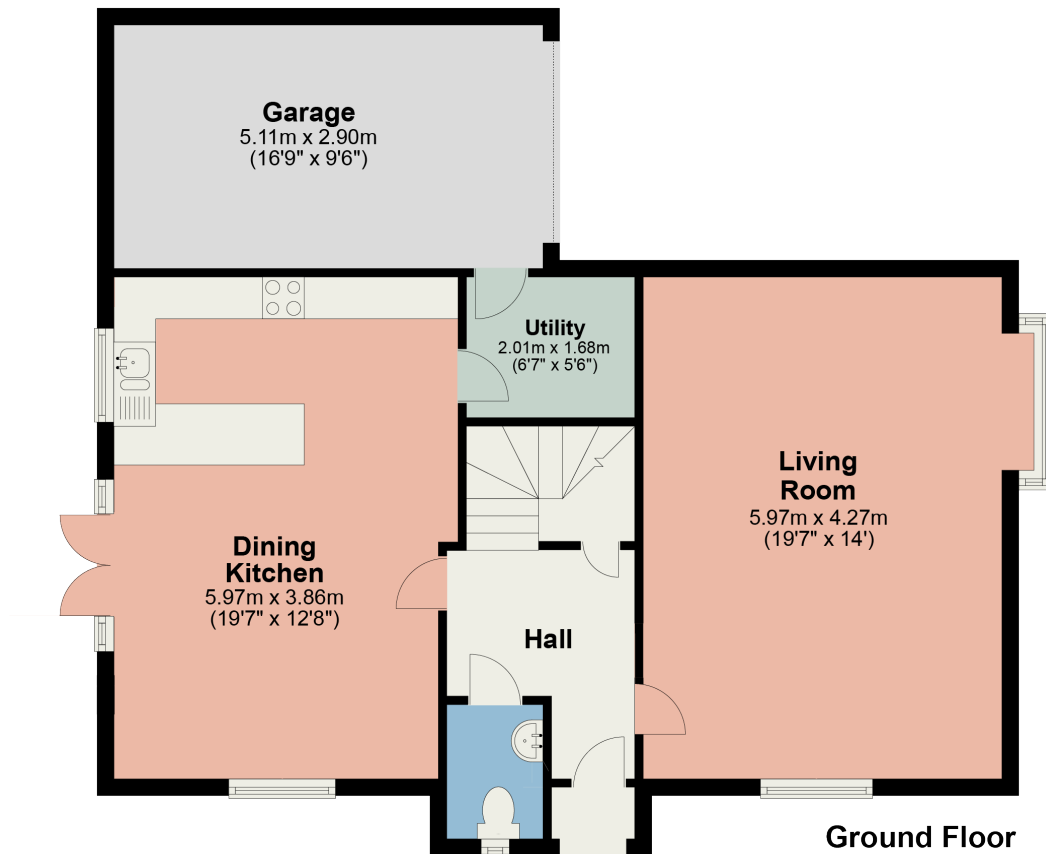
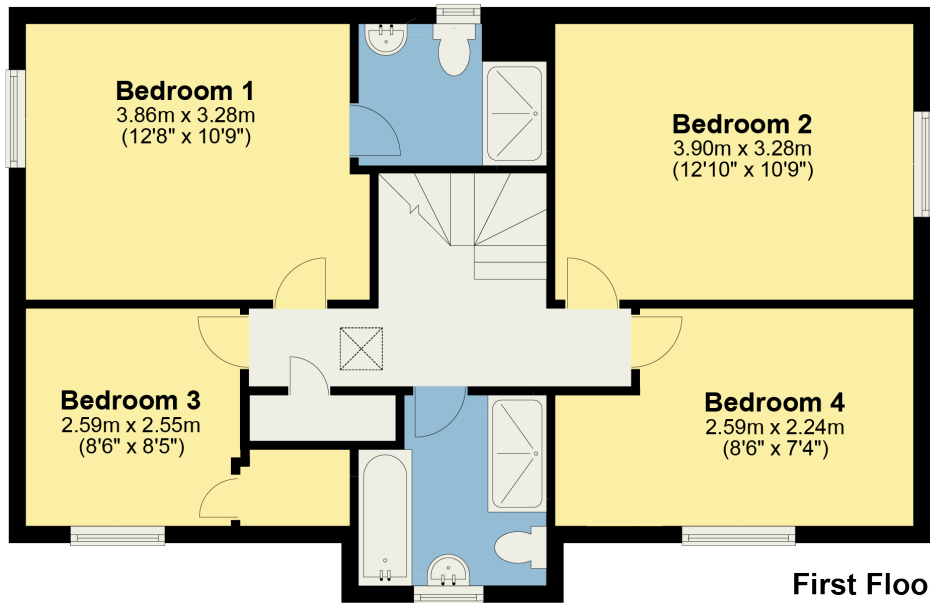
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Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

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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.

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