



## Penrith

6 Centurion Rise, Penrith, Cumbria, CA11 8BS

An outstanding substantial modern four bedroom detached house recently constructed by the acclaimed Story Homes and most pleasantly situated within the prestigious Centurion Rise residential estate.

## Offers Over £525,000

### Quick Overview

Outstanding substantial modern detached house  
 Recently constructed by the acclaimed Story Homes  
 Pleasant situation on a prestigious residential estate close to Penrith Golf Club  
 Views towards Lowther Castle and the Lake District fells  
 Under one mile from Penrith town centre  
 Immaculately presented and tastefully appointed accommodation  
 Four bedrooms and three luxury bath / shower rooms  
 Living room, sitting room and dining room  
 Open plan fitted dining kitchen and utility room  
 Impressive landscaped gardens, on-site parking and double garage

Property Reference: P0305



4



3



3



B



Ultrafast  
1000 Mbps



On-site parking  
& Double Garage



Living Room



Dining Kitchen



Dining Room / Bedroom Five



Utility Room

An outstanding substantial modern four bedroom detached house recently constructed by the acclaimed Story Homes and most pleasantly situated within the prestigious Centurion Rise residential estate conveniently located under one mile from Penrith town centre. Internal viewing is highly recommended to appreciate the immaculately presented and tastefully appointed accommodation.

## Accommodation

### Ground Floor:

#### Entrance Hall

With composite front door, Moduleo wood effect flooring, radiator, walk-in storage cupboard beneath stairs.

#### WC

With WC, wash hand basin, Porcelanosa wall tiling, radiator, Moduleo wood effect flooring.

#### Front Sitting Room

With radiator, custom fit venetian blinds.

#### Front Dining Room

With radiator, custom-fit venetian blinds.

#### Rear Living Room

With feature fireplace and integral living flame gas fire, two radiators, double bi-fold doors to the rear garden.

#### Dining Kitchen

With fitted base and wall units including pelmet lighting, ceramic one and a half bowl sink with mixer tap, integrated double oven and heated proving drawer beneath, induction hob, extractor unit, fridge, freezer, dishwasher, radiator, double doors to the rear garden, Moduleo wood effect flooring.

#### Utility Room

With fitted base units, stainless steel sink with mixer tap, plumbing for washing machine, radiator, external door to driveway, Moduleo wood effect flooring.

### First Floor:

#### Landing

With radiator, built in airing cupboard.

#### Master Bedroom

With radiator, sectioned dressing area with additional radiator and extensive range of built in wardrobes.

#### En-suite Shower Room

With WC, wash hand basin, large shower cubicle with rainwater head shower and rinser, Porcelanosa wall tiling, heated towel rail.

#### Rear Bedroom Two

With radiator.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### En-suite Shower Room

With WC, wash hand basin, large shower cubicle with rainwater head shower and rinser, Porcelanosa wall tiling, heated towel rail.

### Front Bedroom Three

With radiator, custom-fit venetian blinds.

### Front Bedroom Four

With radiator, custom-fit venetian blinds.

### Main Bathroom

With WC, wash hand basin, bath with mixer / rinser, large shower cubicle with rainwater head shower and rinser, Porcelanosa wall tiling, heated towel rail.

### Outside:

Front block paved driveway providing on-site parking spaces, lawned front garden, side pathway, low-maintenance landscaped rear garden with premium artificial grass surfaces, paved patio, gravel surfaced areas, stocked borders, established trees.

### Double Garage

With electric light and power, insulated electric up and over door, pedestrian access door, first floor storage room with insulated roof.

### Services

Mains water, electricity, gas and drainage. Gas central heating. Fibre broadband.

### Tenure

Freehold.

### Council Tax

Band F.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

Proceed north from Penrith town centre on Scotland Road towards the A6 and turn right onto Salkeld Road. Continue up the hill bearing left and the entrance to Centurion Rise is situated on the left after passing the entrance on the left to Fairhill Close.

### Price

Offers over £525,000 are invited for consideration



Front Elevation



Garden



Rear Elevation



Rear Patio

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.



Need help with **conveyancing**? Call us on: **01539 792032**



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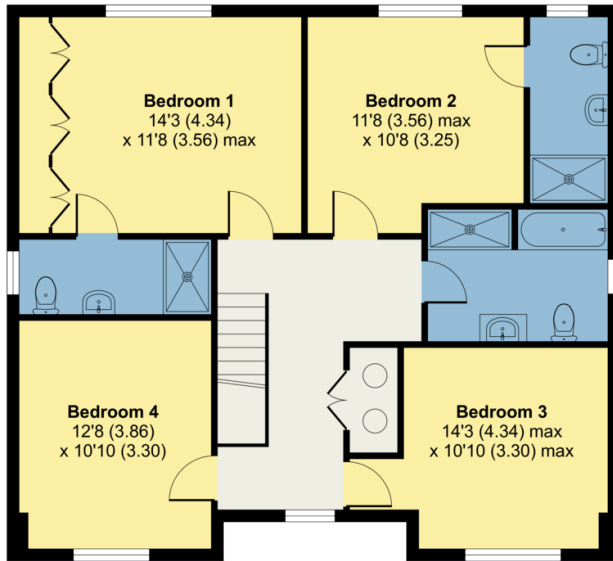
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Approximate Area = 1878 sq ft / 174.4 sq m

Garage = 335 sq ft / 31.1 sq m

Total = 2213 sq ft / 205.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1111266

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