



7 Centurion Rise, Penrith, CA11 8BQ

Guide Price £435,000

PFK

# 7 Centurion Rise

## The Property

Located in the popular Story development on Centurion Rise is this immaculately presented, four bedroom detached home. Occupying a generous plot the property is ready to move straight into and would make an incredible family home.

Internally the accommodation is spacious and comprises on the ground floor an entrance hallway, downstairs WC, living room, impressive kitchen/diner with bi-folding doors leading out into the rear garden and a utility room with door leading into the garage. On the first floor there are four bedrooms – with the principal room having an en-suite shower room, and a family bathroom.

Externally the property benefits from driveway parking for two vehicles and an integral garage. The enclosed rear garden has been lovingly landscaped to offer a patio seating area, flower borders and lawn.

- Detached family home
- 4 Bedrooms
- Driveway and garage
- Rear garden
- Tenure – freehold
- EPC rating – B
- Council tax – Band D





## 7 Centurion Rise

### Location & Directions

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.

### Directions

7 Centurion Rise can be located with the postcode CA11 8BQ and identified by a PFK For Sale board. Alternatively by using What3Words: opponent.bond.clerk



## ACCOMMODATION

### Hallway

Accessed via part glazed, uPVC entrance door. Radiator, under stairs storage cupboard, access to ground floor rooms and stairs to first floor accommodation.

### Cloakroom/WC

Fitted with WC and wash hand basin. Radiator.

### Lounge

21' 0" x 9' 5" (6.40m x 2.88m)

A spacious lounge with lovely box bay window to the front elevation. Radiator and electric fire set in feature surround.

### Kitchen/Diner

21' 0" x 9' 5" (6.40m x 2.88m)

Positioned to the rear, this is a generously proportioned, bright room spanning the width of the property and enjoying bi-fold doors leading out to the garden with additional window in the kitchen area. Fitted with a good range of wall and base units with complementary laminate work surfaces and upstands, and 1.5-bowl sink/drainer unit with mixer tap. Built in double electric oven and five-ring gas hob with extractor fan over, and integrated dishwasher and fridge freezer. Radiator and space for dining furniture - the current owners also have a small sofa in here as well.

### Utility Room

5' 6" x 9' 4" (1.67m x 2.85m)

Fitted with base units with complementary laminate work surface incorporating stainless steel sink/drainer unit. Radiator and space/power/plumbing for washing machine. Door to integral garage and part glazed, door leading out to the rear of the property.



## FIRST FLOOR

### Landing

Providing access to four bedrooms and the bathroom. Built in storage cupboard (also housing the water tank) and loft access hatch.

### Principal Bedroom

10' 0" x 12' 10" (3.05m x 3.91m)

Front aspect, principal bedroom with radiator and access to:-

### En Suite Shower Room

Fitted with fully tiled, shower enclosure - with waterfall shower head and handheld shower attachment, WC and wash hand basin set on floating vanity storage unit. Partly tiled walls, obscured window, chrome heated towel rail and vinyl flooring.

### Bedroom 2

10' 0" x 11' 9" (3.05m x 3.57m)

Rear aspect, double bedroom with radiator and built in wardrobe.

### Family Bathroom

Partly tiled family bathroom fitted with four piece suite comprising bath with handheld shower attachment, fully tiled corner shower cubicle - with waterfall shower head and handheld attachment, WC and wash hand basin set in vanity storage unit. Rear aspect, obscured window, full height storage unit and chrome, heated towel rail.

### Bedroom 3

9' 3" x 12' 6" (2.82m x 3.82m)

Front aspect, double bedroom with radiator and built in storage cupboard.

### Bedroom 4

11' 11" x 8' 6" (3.64m x 2.59m)

Rear aspect, small double/large single bedroom with radiator.





## EXTERNALLY

### Garden

The front of the house has been designed for ease of maintenance with decorative stoned areas flanking the driveway interspersed with small shrubs. Access via both sides of the property to a fully enclosed, well proportioned, rear garden which offers a lovely outdoor space for alfresco dining, entertaining and family fun. Good sized lawned area, paved patio seating space and flower borders. Garden shed.

### DRIVEWAY

#### 2 Parking Spaces

A paved driveway at the front of the house provides off road parking for two vehicles and leads to:-

### GARAGE

#### Single Garage

An integral garage which can be accessed either via up and over door or internally via the utility room. Power and water supply and housing the gas central heating boiler.

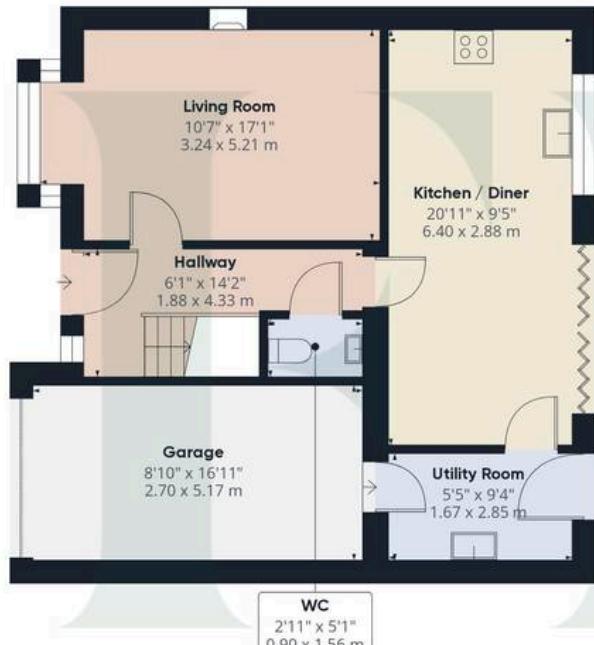


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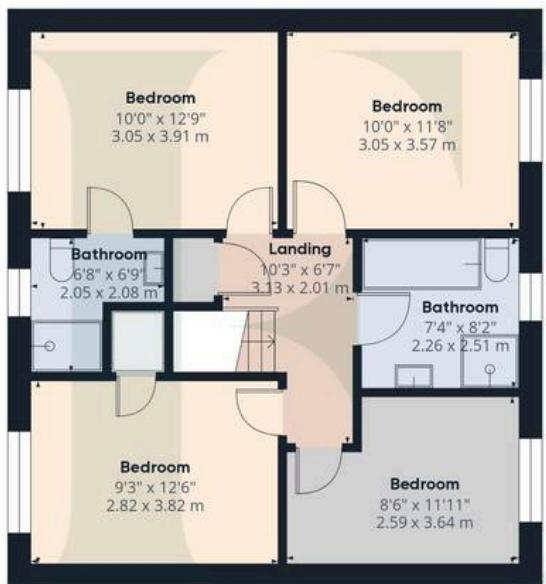




Approximate total area<sup>(1)</sup>

1280.37 ft<sup>2</sup>

118.95 m<sup>2</sup>



(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.

Calculations are based on RICS IPMS 3C standard.

**Estate Management Charges**

LSL Estate Management manage 'The Fairways (Penrith) Management Co Ltd'. There is an annual charge due, which for the year ending 28/02/25 was £128.37. This covers general management, gardening and grounds maintenance costs.

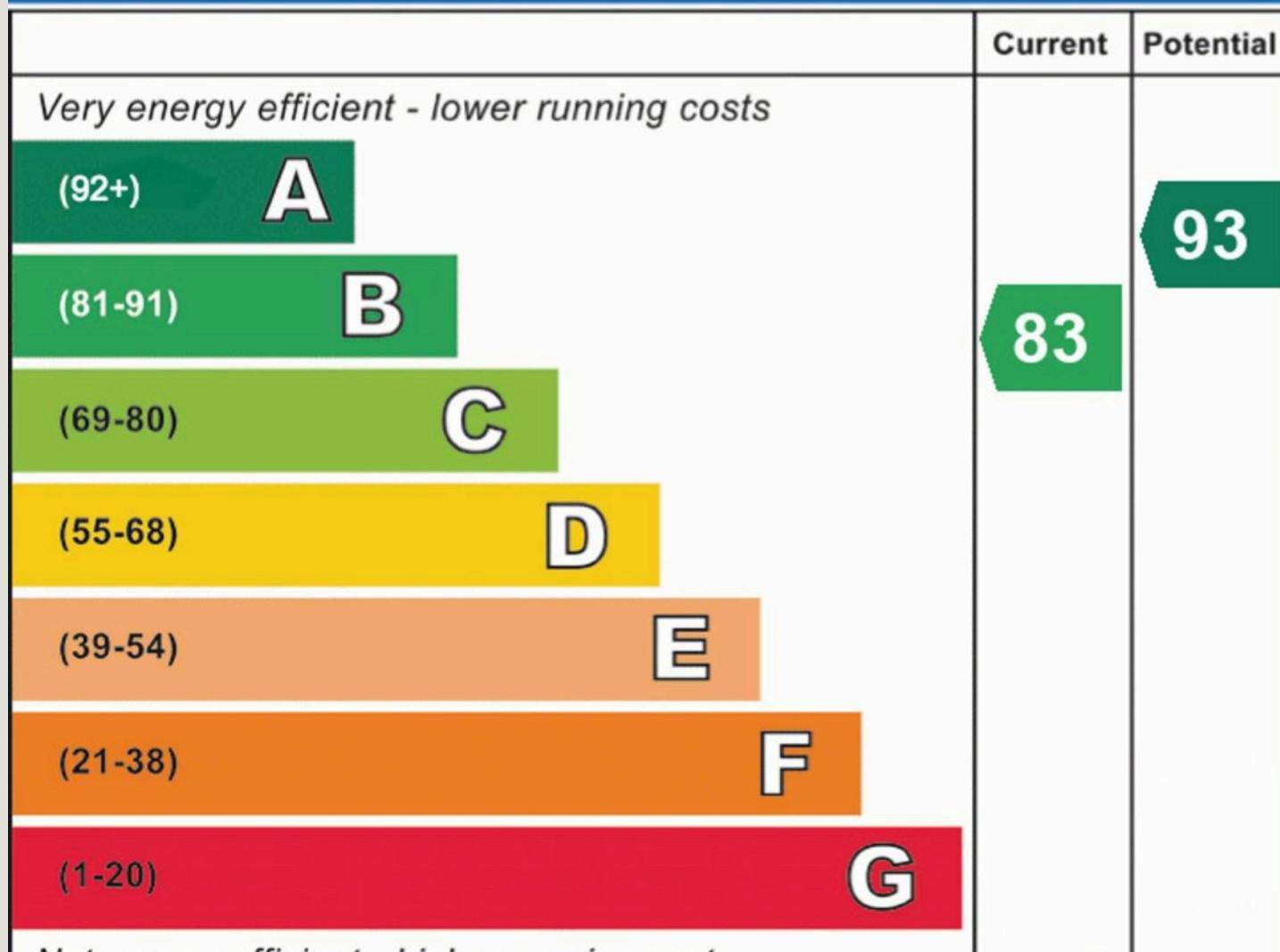
**Services**

Mains electricity, gas, water & drainage; gas central heating (Vaillant boiler); double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referral & Other Payments**

PK 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 PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; 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.

# Energy Efficiency Rating



**England, Scotland & Wales**

EU Directive  
2002/91/EC





## PFK Estate Agents

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